From: [redacted]
To: Zellers, Benjamin
Subject: proposed FLU map of Area 10
Date: Monday, March 12, 2018 3:50:39 PM

Dear Ben,

Please share this with the Planning Boad before tonight's meeting.

I've lived in Area 10 since 1980, with a backyard that would flood in spring. During most of the '80s the water vanished within a week. Now it floods often, not just in spring, and the water can stand for weeks. Neighborhood children have actually learned to canoe back there!

In the late '90s, when a huge old walnut tree died in a long summer flood, I asked several officials where all this water could be coming from. Someone in a Dane Co office associated it with the increased paveing of the watershed.

More properties on Merry St. now also experience standing water. It's only getting worse.

I can't imagine any plan for Area 10 that doesn't account for this increased flooding, I think it would be smart to eliminate any new building near the Yahara Parkway, and never replace the buildings now standing.

Karolyn Beebe
[redacted]

May 30, 2018

Heather Stouder
City of Madison
Planning Director
126 S. Hamilton Street
Madison, WI 53701

Re: Imagine Madison
Comprehensive Plan

Dear Heather:

The City of Madison Comprehensive Plan is an immense task, the first draft of which represents countless hours of work by Staff, Commissioners and Residents and has resulted in a groundbreaking document and guide for the future of the City. As with all plans of this nature; bridging the overall vision and detailed recommendations results in numerous conversations about the fine details.

The Hovde design team has worked in partnership with the City over the course of the last few years towards the creation of a new regional mixed-use employment center at the eastern gateway to the City. The map note reflects this partnership but would be strengthened by further focusing the intent of the Interstate 39/Northeast Neighborhood/Sprecher Neighborhood Interchange as supportive of employment opportunities, per our conversation on May 30, 2018:

> Map Note #19 (page 19):
> An Interstate interchange in this general location would help implement higher density employment and mixed use land uses ~~and intensities~~ planned for this area.

Thank you for your continued efforts towards crafting a better future for Madison.

Vic Villacrez
Senior Project Manager
Hovde Properties

[redacted]Washington Street
Madison, WI 53703

From: Stouder, Heather
To: Zellers, Benjamin; Grady, Brian; Laatsch, Kirstie
Subject: Additional comments for PC to expect
Date: Thursday, May 31, 2018 10:50:55 AM
Attachments: AEC.JPG

Brian, Kirstie, and Ben-

Here are a coupld additional PC comments to consider:

1. Hovde will be submitting a letter asking us to strengthen/modify Map Note 19, primarily to clarify that an interchange at this location will support the employment and non-residential land uses recommended in the plan. They may suggest stronger, more specific language, but when Dave and I met with them yesterday, this was their main issue. Brian Munson will be a PC next Monday for other items, and will likely speak to this as well.

2. I mentioned this one to Ben the other day. The Vandewalle team working on a conceptual planning effort for the area surrounding the Alliant Energy Center mentioned that for the area bounded by Olin, John Nolen, and Wingra Creek (currently shown as Employment, and currently inefficiently developed with older office buildings, the Coliseum Bar, etc.), it might make more sense to show this as CMU, or at least to include a Map Note to support flexibility in evolving into a CMU area in the future. I tend to agree, and would like to know what you all think. Ben mentioned that Sheri Carter has requested something for AEC itself – perhaps a Map Note – that might be able to be expanded to cover this area as well.

Those are the two additional comments I can think of at the moment. I'll let you know if I hear of others.

Thanks!

Heather

Heather Stouder, AICP
Director, Planning Division
City of Madison Department of Planning &
Community & Economic Development
126 S Hamilton Street
Madison, Wisconsin 53703
P: 608[redacted]
F: 608-267-8739
hstouder@cityofmadison.com

-

From: Stouder, Heather
To: Zellers, Benjamin; Laatsch, Kirstie
Cc: Grady, Brian
Subject: FW: Comments to Plan Commission regarding 2018 draft Comprehensive Plan
Date: Thursday, May 31, 2018 3:00:33 PM

Ben, Kirstie-
Including you on this as well. Please add these comments to the PC packet.

Thank you!

Heather

From: Firchow, Kevin
Sent: Thursday, May 31, 2018 2:59 PM
To: Stouder, Heather <HStouder@cityofmadison.com>; Grady, Brian <BGrady@cityofmadison.com>
Subject: FW: Comments to Plan Commission regarding 2018 draft Comprehensive Plan

FYI.

From: Angie Black [redacted]
Sent: Thursday, May 31, 2018 2:58 PM
To: Firchow, Kevin <KFirchow@cityofmadison.com>; Kirchgatter, Jenny <JKirchgatter@cityofmadison.com>
Cc: [redacted]
Subject: Comments to Plan Commission regarding 2018 draft Comprehensive Plan

Dear Plan Commission members, we appreciate your review and consideration of the following comments and request regarding the property referenced below in your review and consideration of the 2018 draft Comprehensive Plan.

Property: 2002 S. Stoughton Road, Madison, WI.

2018 Comprehensive Plan: General Commercial is the current proposed use under the new comprehensive plan. Current zoning is CC-T.

Comprehensive Plan Change Request: The current owner and the proposed user/purchaser of the property are requesting a revision to the Comprehensive plan to allow for a modern adaptive reuse of an existing 42,000 SF single story warehouse building. The adaptive reuse will seek to incorporate a mix of commercial uses, which could include workspace lofts or 1st floor leaseable retail storefront space, and would include secure indoor self-storage units. Because of the limited number of zoning districts where self-storage is allowed a conditional use (IL, IG, SE and TE – all within the "employment" zoning designation), and based on

meetings with City planning staff, the current owner and the proposed user/purchaser of the property are specifically requesting a change to the 2018 draft comprehensive plan designation for the property to allow "employment" uses so that appropriate zoning changes can be sought to allow for the proposed project.

Project Description: The proposed project would incorporate a full redesign of the existing structure including:

- Updated Façade, Exterior Lighting, Landscaping, and Signage
- Fully functional 2nd Story
- Elevator
- Secure Indoor Self-Storage
- Multiple Storefronts for additional Retail Tenants or Affordable workspace lofts which could serve as business incubators.

Highway 51 Corridor Uses: The proposed uses are consistent with the other uses in the corridor. Zoning in the immediate area allows for indoor self-storage under a conditional use permit. Outdoor self-storage is in the immediate area and currently zoned SE. Based on the nature of the Highway 51 corridor, the proposed adaptive reuse (and corresponding change to the 2018 draft comp plan) will complement current uses and traffic patterns as well as establish an example of a mixed use self-storage project, which we don't believe currently exists in Madison.

Sustainability – Affordability – Community Essential – Set a Precedent:

- Doubles usable building area with second story without additional land consumption.
- Modernizes utility systems to decrease the carbon footprint.
- Storage Space is an essential in all communities. The continued growth of the multi-family sector has increased this demand for transitioning renters. This is a great way to address this need in a thoughtful redevelopment.
- Changing the 2018 draft comprehensive plan would allow for a project that could set a new precedent on how urban infill projects can service a multitude of commercial/employment uses that in the past have been difficult to address.

Respectfully submitted,

CARLSON BLACK
Angie Black | Partner
Carlson Black O'Callaghan & Battenberg LLP
[redacted]
Madison, WI 53703-2745

[redacted]
Direct: [redacted]
Cell: [redacted]
[redacted]

Carlson Black O'Callaghan & Battenberg LLP | This message may contain information that is privileged, confidential or proprietary in nature and covered by electronic communications privacy laws. If you are not the intended recipient, you are prohibited from retaining, using, copying, distributing, or otherwise disclosing this information in any manner. If you received this message in error, please contact the sender immediately, then permanently delete all copies of this message and any attachments.

From: noreply@engagingplans.org
To: Laatsch, Kirstie
Subject: Form submission from: Contact Us
Date: Thursday, April 19, 2018 3:09:01 PM

Submitted on Thursday, April 19, 2018 - 4:08pm
Submitted by anonymous user: 47.41.137.109
Submitted values are:

Your Name: Amy Owen
Your Email Address: [redacted]
Your Phone Number: [redacted]
Your Message: The plans for the SASY neighborhood allow buildings that are too tall. Buildings should be restricted to 3 or 4 stories and priority should go to low income housing if any public funding will be used. If these restrictions are not added, it will fundamentally change the character of the neighborhood from moderately affordable for artists and musicians to upper class identical condoland. The assessment on my tiny home was already raised $15,000 this year, and these suggested changes will cause more financial pressures. We did not choose to live downtown and we do not want to live in a place that is being designed to replicate that look and disproportionately wealthy and white population.

From:	noreply@engagingplans.org
To:	Laatsch, Kirstie
Subject:	Imagine Madison. People Powered Planning. :: new comment for your post.
Date:	Friday, May 11, 2018 2:23:41 PM

Greetings Brian and Kirstie:

I want to make sure that you know how I feel regarding the proposed Residential zoning changes.

I agree with our neighbors that we would prefer that the land between West Washington and West Main, south of Proudfit, should remain as it is today, Medium Residential.

Also that the entire block from West Main, Proudfit, West Brittingham and South Brittingham remain Low Density Residential.

In addition, safeguards for the properties on S Park and West Shore to remain within the 2006 zoning plans.

Thank you very much.

Brendan J. O'Donnell
[redacted] South Brittingham Pl.
Madison, WI 53715-1442

(Home) [redacted] (Mobile) [redacted] (email) [redacted]

Greetings Brian and Kirstie:
I want to make sure that you know how I feel regarding the proposed Residential zoning changes.
I agree with our neighbors that we would prefer that the land between West Washington and West Main, south of Proudfit, should remain as it is today, Medium Residential.
Also that the entire block from West Main, Proudfit, West Brittingham and South Brittingham remain Low Density Residential.
In addition, safeguards for the properties on S Park and West Shore to remain within the 2006 zoning plans.
Thank you very much.
Brendan J. O'Donnell
[redacted]South Brittingham Pl.
Madison, WI 53715-1442
[redacted]

Brendan J O'Donnell (not verified)
Fri, 05/11/2018 - 3:23pm

Reply 50% 50%

From: noreply@engagingplans.org on behalf of Imagine Madison. People Powered Planning.
To: Laatsch, Kirstie
Subject: Form submission from: Contact Us
Date: Tuesday, May 29, 2018 3:49:49 PM

Submitted on Tuesday, May 29, 2018 - 4:49pm
Submitted by anonymous user: 104.60.194.100
Submitted values are:

Your Name: Sara Krauskopf
Your Email Address: [redacted]
Your Phone Number: [redacted]
Your Message: I live at [redacted] Carey Ct and wonder how you came to decide that there would be space to increase the density of zoning directly behind our properties on East Washington Ave (2000 block "north" side). These are half-size lots with little room for the type of accommodations, privacy and vegetation to prevent shading of our property on Carey Ct if you were to increase to 3 story buildings.

From: [redacted]
To: Imagine Madison
Cc: [redacted]
Subject: Comment on zoning
Date: Saturday, May 19, 2018 7:32:28 AM

I can only imagine how much work your group has put into developing this plan! Thank you all for he work you have put into it. I am looking forward to seeing many of these plans become reality over the next decade, especially the improved public transportation and non-vehicular transportation.

However, I object to changing the zoning along the Northeastern edge of Monona Bay. I have lived on Clark Court for almost 20 years now, and this little 2 block residential neighborhood is a unique and historical part of the city. They neighborhood is vibrant and connected and many people have made significant investment of time, energy and money to bring their personal properties as well as the whole community where it is today. Please leave the entire block from West Main, Proudfit, West Brittingham and South Brittingham zoned as Low Density Residential so that this small area can remain as a buffer and a corridor between the city and the bay.

I also agree with the neighborhood consensus that the zoning for the land between West Washington and West Main, south of Proudfit, should remain as it is today, Medium Residential, and that In addition, safeguards for the properties on S Park and West Shore to remain within the 2006 zoning plans.

Leigh

From: [redacted]
To: Imagine Madison
Subject: Comments on Imagine Madison Draft Plan
Date: Friday, May 25, 2018 1:56:15 PM

Hello,

We recently had the opportunity to review the draft of Madison's new comprehensive plan (Plan) and Future Land Use map (FLU). And we're writing with some comments.

First, we really appreciate the Plan's extensive discussion of social justice and quality of life issues, including the importance of the urban tree canopy for all residents. As residents of the Rocky Bluff neighborhood, we do have some suggested corrections related to the FLU. These corrections are based on the Hoyt Park Area Joint Neighborhood Plan (Hoyt Plan) and specifically its future land use map (p. 20). The Hoyt Plan was adopted in 2014 and covers the Rocky Bluff area.

According to Madison's 2018 draft Plan, mapped land use recommendations are intended to be consistent with the recommendations in City-adopted neighborhood plans (p. 124 of Land Use Supplement). We'd like to bring to your attention a couple land use recommendations in the draft Plan that are inconsistent with the Hoyt Plan:

- Multi-family residential parcel between Bluff and Stevens Streets (currently Les Chateaux apartments). In the draft FLU, the recommendation is for Medium Residential (MR) at 20-90 units/acre and 2-5 stories. However, the Hoyt Plan designation for this land is 16-25 units/acre and 2-3 stories (pp. 15, 20, 25 Hoyt Plan). Given those parameters, a much more fitting designation for this land in the FLU would be Low-Medium Residential (LMR) at 7-30 units/acre and 1-3 stories. This would make sense, as the range in the Hoyt Plan is completely encompassed within the new Plan's definition of LMR.

-Parcels along Harvey Street, between Schmitt Place and Hill Street, shown as MR in the draft FLU. In a similar fashion, the Hoyt Plan designation is 16-25 units/acre with a 2-3 story maximum along Harvey Street (p. 24 Hoyt Plan). Again, this could be best designated in the FLU as LMR, in which the Hoyt Plan range is encompassed.

Could these corrections be made to the FLU to achieve the intended consistency with the recently adopted Hoyt Plan?

-Parcel on Harvey Street, adjacent to northeast corner of Quarry Park, shown as MR in the draft FLU. Due to the small size of this parcel - there's currently a 5-unit, 2-story dwelling on the site - it seems impractical (and visually jarring) for there to be a transition from MR to Quarry Park or the LR single-family homes across the park access path. Could this be re-designated to a category that better suits the parcel's size and location?

We hope the specific edits noted above can be made to the FLU. Thank you for this opportunity to provide feedback.

Best,

Julianne Dwyer & Toby Lathrop

From: noreply@engagingplans.org
To: Laatsch, Kirstie
Subject: Form submission from: Contact Us
Date: Friday, April 20, 2018 6:12:08 PM

Submitted on Friday, April 20, 2018 - 7:12pm
Submitted by anonymous user: 47.41.152.88
Submitted values are:

Your Name: Madelyn Scheer
Your Email Address: [redacted]
Your Phone Number: [redacted]
Your Message: Having owned a home for 30 years on the eastside near Olbrick park I have seen the many changes in density in my hood. I am concerned that too much green is removed for too tall of buildings. It is changing our neighborhood to higher traffic, less walking, and increased noise. These issues should be addressed as we do these projects. Set backs for more trees, no more than three stories high, and comfortable bus stops (seating, shade, shelter) need to be included in the plans.

From: noreply@engagingplans.org
To: Laatsch, Kirstie
Subject: Form submission from: Contact Us
Date: Thursday, April 19, 2018 6:12:43 PM

Submitted on Thursday, April 19, 2018 - 7:12pm
Submitted by anonymous user: 172.220.83.37
Submitted values are:

Your Name: Matt Becker
Your Email Address: [redacted]
Your Phone Number: [redacted]
Your Message:
I have many concerns about this plan. I live in the Atwood area and the density being proposed is completely out of character for the area. 6 story buildings? That's hugely disproportionate from today's architecture and would have a negative impact on the quality of life. Parking, traffic, and so on. There's a complete disconnect here between the traffic/road changes in the area over the past few years and what's being proposed here. We keep making the roads smaller to limit speed and we simultaneously are pushing density? How does that make sense?

I appreciate this effort and agree it's important. However, as someone who regularly reads the newspaper and stays connected on social media, the lack of awareness around this effort is shocking. How are we this far along in the process and I'm only now reading about this within the neighborhood association emails? That's poor planning and feedback gathering. You guys tweet once a month it appears? Seriously? The events page is blank? Great. Very helpful.

Please rethink these proposal to more appropriately reflect changes that make sense and spend the time necessary to understand different perspectives.

Much appreciated,
Matt

From: Laatsch, Kirstie
To: Zellers, Benjamin
Subject: FW: Draft Plan Available for Comment - Update #14 - ****Please read and provide FEEDBACK
Date: Friday, June 01, 2018 2:32:09 PM

From: Grady, Brian
Sent: Friday, June 01, 2018 2:30 PM
To: Laatsch, Kirstie <KLaatsch@cityofmadison.com>
Subject: FW: Draft Plan Available for Comment - Update #14 - ****Please read and provide FEEDBACK

Kirstie-

Please add this email…

From: Jared Pelski [redacted]
Sent: Thursday, May 10, 2018 7:44 AM
To: Eskrich, Sara <district13@cityofmadison.com>
Cc: Stouder, Heather <HStouder@cityofmadison.com>; Grady, Brian <BGrady@cityofmadison.com>; Verveer, Michael <district4@cityofmadison.com>
Subject: Re: Draft Plan Available for Comment - Update #14 - ****Please read and provide FEEDBACK

Sara

The neighborhood association meeting is tonight at 6:30, at Bayview. Many neighbors still remember how hard they had to fight to keep there residential neighborhood back in 2006. The Monona Bay Neighborhood Association has worked with area projects and has made concessions on their projects in and on the edge of our neighborhood, Dunkin Donuts on Park, I'm on the Triangle and Monona Bay Steering Committee, 727 Proudfit, Nine Lines, Tobacco Lofts and others. Generally, the long-time residents don't trust that the city will do right by them and want to hold the 2006 plan and zoning laws. It used to be location, location, location and now the city has turned into a model of density, density, density. We have no intention of opening up a free-for-all and want to maintain the cozy sense that most of my neighbors have fought 30+ years to maintain. I bought and I'm remodeling a house at [redacted] Brittingham, I found letters from the previous owner, neighbors and the prior alder that have been crafting these basic plans of growth since the 1980's, and your predessors have always supported the neighborhood.

Parkview Apartments is not even at capacity today, we see no reason why they need to go from 35' height restrictions where they are today, to the new plan medium density height of 5-stories. However, someone writing the new draft plan decided to let Parkview Apartments leap-frog right from 35' up to 9-12 stories, this will be fought vigorously by the neighborhood. In addition, according to city staff, Parkview currently holds approximately the same density as CDA on the Triangle, about 40 units per acre, If the plan stays the same and they rebuild, there will be plenty of land to better utilize the land and space without needing to

go up, as they only have built on 3.5 of the 10-acres of that property. I've already received 20+ emails from neighbors sharing their concerns and several neighbors are already planning a petition against these changes.

We have a mix of rental units in our neighborhood and along Rodney Ct. Two years ago, I asked that our neighborhood be included in the Greenbush and Tenney type grants where we can convert rentals and multi-unit properties into owner-occupied units. I will ask again to be included in that program, for the Monona Bay Neighborhood. This will aid in converting rental units into owner-occupied units, allow funds to spruce up some of the rental units that have gone beyond repair, and ultimately increase the property tax base with improved properties. Please see what you can do to include our neighborhood in these grant opportunities.

We want to hold the line to keep the 2006 zoning and planning in the new plan. We need your support in doing this.

I hope to see you tonight.

Regards,

Jared Pelski
[redacted]

On May 9, 2018 9:21 PM, "Eskrich, Sara" <district13@cityofmadison.com> wrote:

> Hi Jared,
>
> Thanks for your email. What time is the neighborhood meeting tomorrow? I have a CDA board meeting, but will attend if I can do both.
>
> There are some key distinctions between the land use plan and the underlying zoning - the comp plan does not change zoning. However, I believe if neighbors want to change the land use in the comp plan from Medium Density to Low Density, staff and I would support that change (I did ask staff to review the area in our final review - to leave it generally single family).
>
> I'm CCing City Planning and Imagine Madison staff to help provide some more info on the comp plan land use designations vs. zoning.
>
> Thanks,
> Sara

Sara Eskrich

DISTRICT 13 ALDER
CITY OF MADISON
(608) 669-6979
district13@cityofmadison.com

Subscribe to District 13 updates at www.cityofmadison.com/council/district13/

From: Jared Pelski [redacted]
Sent: Tuesday, May 8, 2018 7:04 PM
To: Eskrich, Sara

Subject: Fwd: Draft Plan Available for Comment - Update #14 - ****Please read and provide FEEDBACK

Hi Sara

There is overwhelming concern from the Monona Bay Neighborhood regarding the proposed increase of density within our neighborhood, moving to Medium Density, we want to to stay at low density. The other concern is trying to rezone the Parkview Apartments between West Main St and West Washington to High Density, we don't want this to change from the 2006 zoning plan. We will fight both vigorously and would appreciate your support.

Please see the attached picture, I'm sure you have seen the main file. I would urge you to attend our Neighborhood meeting this Thursday night at Bayview Community Center.

I'd love your support and feedback.

Regards,

Jared
[redacted]

---------- Forwarded message ---------
From: Jared Pelski [redacted]
Date: Tue, May 8, 2018, 12:29 AM
Subject: Fwd: Draft Plan Available for Comment - Update #14 - ****Please read and provide FEEDBACK
To: jared pelski [redacted]

Dear Neighbors

I'm very concerned and want your feedback. Please give this a two minute read and email me to tell me whether you are concerned or not. Then I can reach out and work together to act as a collective.

The city zoning is being modified (and increasing density on existing properties in our neighborhood) in the Imagine Madison draft plan. For example, Parkview Apartments is being proposed to be reclassified and Zoned for HD High Density, up to 12 stories tall. Their owners are older and they

could likely be selling to the highest bidder for the land, they also own the empty lot on the corner of Proudfit and West Washington Ave, which could make for a Very Dense 10 acres of land if approved. **This will be difficult to reverse if approved.**

This is separate from the Triangle and Monona Bay Neighborhood Plan, which we are currently working on. I'd like to get neighbor feedback on this zoning changes. Are you okay with this as neighbors or should we draw the line and help contain growth to certain areas and maintain single family housing in the Monona Bay Neighborhood and along the shoreline? Please follow the link below, or here Imagine Madison Website (if it works) and review the draft changes. These are fairly major changes. We should send in individual responses of our concerns, as well as craft something as a Neighborhood Association by the end if May.

To repeat, the zoning changes are increasing the definition of Medium Density AND Parkview Apartments are being proposed to move up from Medium Density to HIGH Density, which is like leapfrogging from the spacious use of land to very dense. Please share your thoughts or copy (bcc) me on your response to the city. This will be a topic at the MBNA meeting this Thursday.

Please let me know if you have any questions.

Regards

Jared Pelski
[redacted]

Begin forwarded message:

> **From:** Imagine Madison <imaginemadison@cityofmadison.com>
> **Date:** May 7, 2018 at 10:59:55 AM CDT
> **To:** Imagine Madison <imaginemadison@cityofmadison.com>
> **Subject: Draft Plan Available for Comment - Update #14**
>
> ## Draft Plan is Available
> Yes! After 18 months of public engagement, the Draft Comprehensive Plan is available for review at the Imagine Madison Website. You can also review a hard copy at any Madison Public Library and the Madison Planning Division offices at 126 South Hamilton Street.
>
> So what does it say? Here's a short list of the key recommendations from the Plan:
>
> - More housing choices
> - Transit Improvements
> - Family-Supporting Jobs
> - Majority of growth as infill or redevelopment
>
> The ever-popular side-by-side Generalized Future Land Use Map comparison tool has been updated to reflect the Plan Commission's continued review of the map.

How to Comment on the Plan

As a community, we've been working to create this plan, but we're not done yet. We need your comments to complete this effort. There are several ways to provide comments.

- Provide your comments through CiviComment. You can also see other reviewers' comments.

- Email the Imagine Madison team at imaginemadison@cityofmadison.com

- Attend the June 4 Plan Commission Comprehensive Plan Public Hearing or any one of the many presentations at various City boards, committees, and commissions. You can see our full schedule of meetings on our Events page.

- Whatever your preferred method of reviewing and commenting on the plan, please provide your comments before the June 4 Plan Commission meeting.

How Comments will be Reviewed

We'll receive many comments from the public, as well as from City boards, committees, and commissions. These comments will be reviewed by the Plan Commission, the City body in control of the Comprehensive Plan update. The Plan Commission will make a recommendation to the Madison Common Council. The Common Council will then review and consider adoption of the Plan.

Thank you to the more than 15,000 participants for making Imagine Madison such a valuable process.

Brian, Kirstie, and the Imagine Madison Team
City of Madison Comprehensive Plan Update
608.261.9980 | 608.243.0470
imaginemadisonwi.com | Facebook | Twitter

BoardmanClark

RICHARD L. SCHMIDT
ATTORNEY
[redacted]
DIRECT
FAX [redacted]

May 25, 2018

Via E-Mail: *(hstouder@cityofmadison.com)*

Ms. Heather Stouder
City of Madison Department of Planning &
Community & Economic Development

RE: 210 S. Dickinson Street
1347 Dewey Court
1348 E. Wilson Street

Dear Ms. Stouder:

We represent KTW Enterprises LLC and its owners, Kash and Tanya Weger. KTW owns the three referenced parcels, which are contiguous to each other and on which the Wegers operate Madison Window Cleaning ("MWC"). Attached is a map from the City of Madison Assessor website that shows the three parcels. (The store and shop is located at 210 S. Dickinson Street and the other two parcels are used for parking.)

We write with respect to possible changes to the draft City of Madison Future Land Use plan (FLU) that could affect the three parcels. All three parcels are in the "Traditional Employment" zoning district ("TE"). Employment districts are established to "strengthen and diversify the local economy, expand the local tax base, cultivate an entrepreneurial culture and stimulate job creation." Madison Municipal Code §28.081(1). TE zoning provides for a number of permitted commercial uses. In addition, housing units in mixed use buildings, live/work units, multi-family dwelling and residential building complex are all conditional uses.

Although the parcels are zoned TE, the current FLU plan (March, 2012) designates the parcels as Medium Density Residential ("MDR"). MDR provides for 16-40 units per acre. The property directly north of the MWC site houses the RISE childhood and home visiting program and is also in the TE zoning district. The properties directly north and east of the RISE building are zoned TE as well and consist of manufacturing facilities. The property directly east of the MWC site (across Dickinson Street) is likewise zoned TE and is owned by State of Wisconsin, Department of Administration, and is used for records storage. Attached is a copy of the generalized FLU plan dated March, 2012, including an expanded inset that shows, in particular, the MWC site.

The property west of the MWC site is not zoned TE but is zoned TR-C4 (Traditional Residential-Consistent District 4). We understand that the current draft FLU plan now being discussed would designate the MWC site as "Low Residential" ("LR)." The LR designation may make sense for property zoned TR-4. However, the MWC site, which is zoned TE, should be listed as MR, not LR.

MWC has been located in the City of Madison for 88 years of which that past 20 have been at the subject site. It is undeniably not and has never been "Low Residential." Like the MWC site, the neighboring properties that are also zoned TE stimulate job creation and expand the local tax base, which would not be the case with the uncertainties and restrictiveness that would be caused by an "LR" designation. MWC would not even be allowed to expand or rebuild to accommodate their growing business. While "LR" may best suit the homes in the area it certainly does not best suit or apply to MWC Commercial site. A "LR" designation for their site would strip them from their ability to "strengthen and diversify the local economy, expand the local tax base, cultivate an entrepreneurial culture and stimulate job creation." They also provide a substantial contribution to the local tax base at this current site.

Apparently, the Marquette Neighborhood Association did submit recommendations to City of Madison Planning Division, a copy of which is attached. Item 10 in those recommendations (page 3) appears to pertain to *all* of 1200-1300 blocks of E. Wilson, Dewey Court and Schley Pass. The Neighborhood Association's recommendations incorrectly state that "the area is currently Low Density Residential." Although that may be true for property to the west of the MWC site, it is not true for the MWC site, which is currently MDR. Accordingly, the 2018 map should be revised with respect to the MWC site to include it in the MDR classification, as exists under the current FLU map.

The Neighborhood Association based its request in part on a recommendation to maintain "affordable housing." Attached are current property listings for the area, which show that houses in the area are being sold at over $200 per square foot. Most of the homes that are being acquired in the area are either being substantially improved at great cost or are being torn down and replaced with new structures. In either case, they are hardly "affordable." If affordable housing is truly desired in this area, then doing so by means of multi-family dwelling units and increased density is the only practical means to make that happen.

We ask that you kindly review the attached materials and contact us so that we can discuss revising the proposed 2018 map to match the 2012 map with respect to the MWC site. Thank you.

Sincerely,

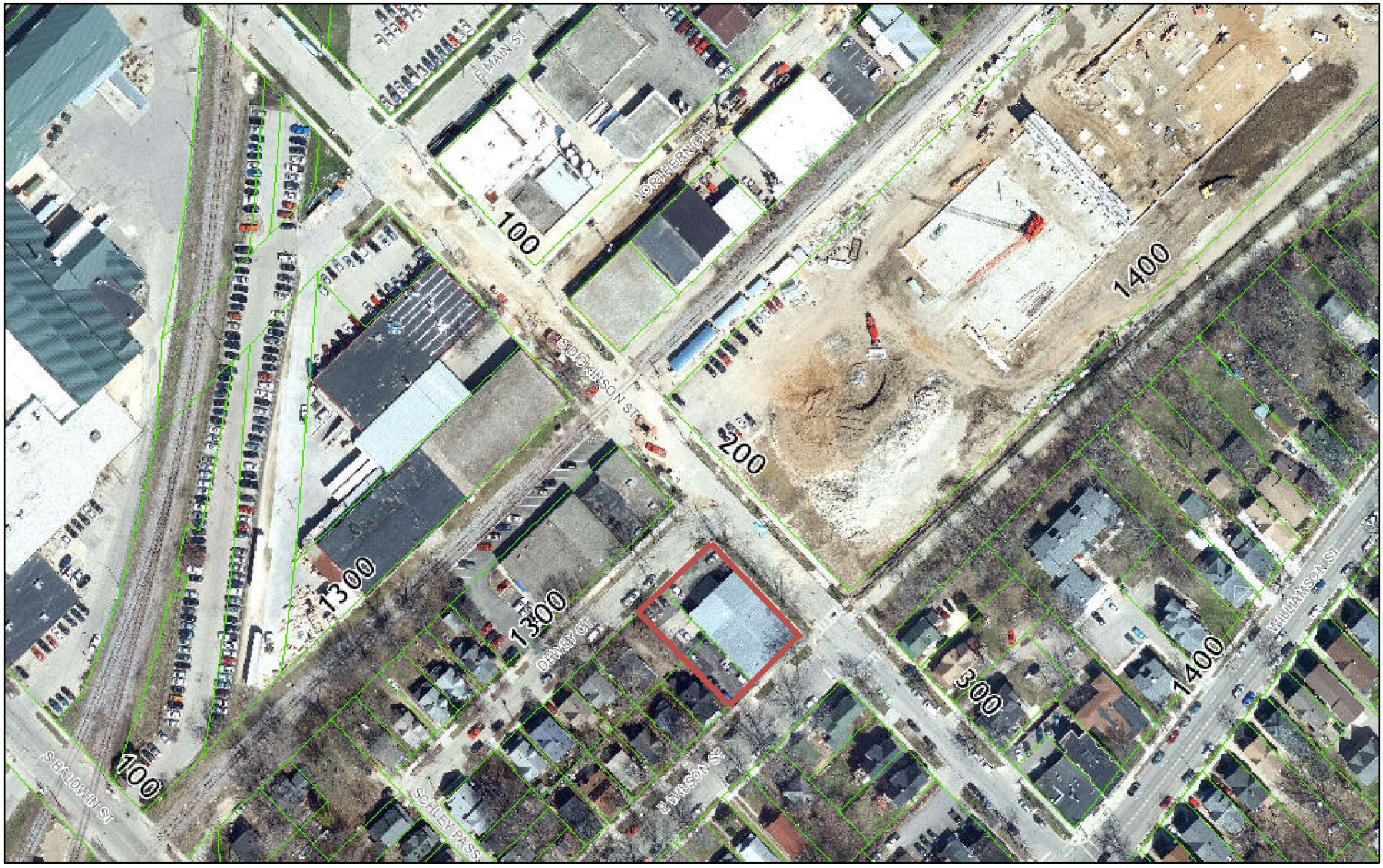
BOARDMAN & CLARK LLP

Richard L. Schmidt
Attachments

RLS/rs

F:\DOCS\WD\59563\7\A3120047.DOCX

City of Madison, Wisconsin Property Map



May 24, 2018

1:1,651

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

City of Madison IT

Override 1	Hundred Block	Alleys	Place Name
Municipal Limits	Additional Address	Street Names	
Parcels	Situs Address	Major Roads	

City of Madison, Wisconsin

MWC Site
LDR
MDR
E
NMU
HDR
(4)
CMU
SI
(5)
P
(6)
E. Washington Ave.
I
(7)

VOLUME II MAP 2-2a

Generalized Future Land Use Plan

City of Madison
March 2012

RESIDENTIAL DISTRICTS
- LDR Low Density (0 - 15 units/acre)
- MDR Medium Density (16 - 40 units/acre)
- HDR High Density (41 - 60 units/acre)

MIXED USE DISTRICTS
- NMU Neighborhood Mixed-Use
- CMU Community Mixed-Use
- RMU Regional Mixed-Use

COMMERCIAL/EMPLOYMENT DISTRICTS
- GC General Commercial
- RC Regional Commercial
- E Employment
- I Industrial

OPEN SPACE - AGRICULTURE DISTRICTS
- P Park and Open Space
- A Agriculture/Rural Uses

SPECIAL DISTRICTS
- SI Special Institutional
- AP Airport
- C Campus

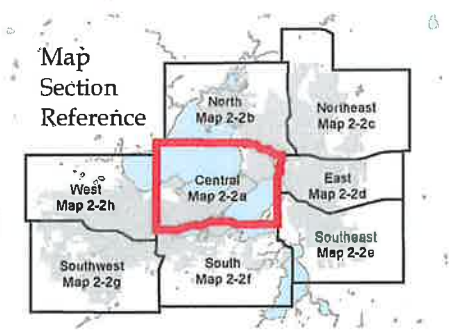
Downtown Districts (See Volume II Map 2-3)

NPA Neighborhood Planning Area (TND Encouraged)

SPECIAL OVERLAY DESIGNATIONS
- * TOD Transit-Oriented Development (Conceptual Locations)
- TND Traditional Neighborhood Development (Conceptual locations, TND may be applied to NPA and residential districts as specified in neighborhood and special area plans.)
- (0) Land Use Note Reference Number

Other Cities and Villages
Existing Street
Conceptual Street

Map Section Reference



Data Source:
City of Madison Department of Planning & Community & Economic Development, Planning Division

0 1 Miles

N

City of Madison
COMPREHENSIVE PLAN

MARQUETTE NEIGHBORHOOD ASSOCIATION
A Place for All People - Established 1968
PO Box 3223
Madison, WI 53704

Board of Directors

Lynn Lee, President
Amanda White, Vice President
Renee Lauber, Treasurer
Marilisa Kopenski Condon, Secretary
Cheema
Katherine Davey
Michael Doyle Olson
Colleen Hayes
Jack Kear
Robert Kobuch III
Anita Krasno
Gary Tipler

800 Block Williamson South Side - Reclassify the south side as 2018 Neighborhood Mixed Use

900 Block Williamson North Side - Reclassify as 2018 Neighborhood Mixed Use

The Fauerbach - Reclassify the Fauerbach as 2018 Low Medium Residential

Elks Club, 711 Jenifer Street - Reclassify as 2018 Neighborhood Mixed Use

700-1300 blocks Jenifer & Spaight - Reclassify as 2018 Low Medium Residential with house-like clause

900-1200 Blocks of Williamson - Reclassify the area to Low Medium Density

1100-1300 Blocks of Rutledge and Morrison - Reclassify to 2018 Low Residential

1200-1300 Blocks of Williamson - 2018 Neighborhood Mixed Use but with three-story height limit

1200-1300 Blocks of East Wilson, Dewey Court, Schley Pass - Reclassify as 2018 Low Residential

Cantwell Court, Rogers, and Thornton - Reclassify as 2018 Low Medium Residential

1500 Block of Williamson North Side - Neighborhood Mixed Use only for Mickey's Tavern
Reclassify the area between Mickey's Tavern and Rogers Street as 2018 Low Medium Residential

Merry and Buell Streets - Reclassify area as 2018 Low Residential with house-like clause

Shoep's-Jenifer Market site – Low Residential with house-like clause

MARQUETTE NEIGHBORHOOD ASSOCIATION
A Place for All People - Established 1968
PO Box 3223
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Board of Directors

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Cheema	Anita Krasno
Katherine Davey	Gary Tipler

To: Brian Grady
City of Madison Planning Division
(608) 261-9980
"Grady Brian" <BGrady@cityofmadison.com>,
cc: "Zellers, Benjamin" <BZellers@cityofmadison.com>,
"Laatsch, Kirstie" <KLaatsch@cityofmadison.com>,
"Stouder, Heather" <HStouder@cityofmadison.com>,
"Rummel, Marsha" <district6@cityofmadison.com>,
From: Marquette Neighborhood Association
Lynn Lee, President, [redacted]
MNA Board, [redacted]
Date: March 5, 2018

Dear Mr. Grady, et al.,

The Marquette Neighborhood is prominent as one of the character-defining and appealing featured destinations and one of the most desirable places to live in Madison. In 2013, the American Planning Association chose the Marquette Neighborhood as one of the few neighborhoods to receive its award as a great place in which to live.

For much of the past several decades the Marquette neighborhood has embraced higher density infill development where it is appropriate and will continue to do so moving forward. Thoughtful consideration and planning has been given to areas sensitive to change without damaging their value to the community as places in which to live, invest in homes and businesses, raise children and work.

Essential to maintaining its character is the robust application of the standards of Williamson Street BUILD II (2004), a plan created over a period of two years with intensive neighborhood, property owner and business involvement. Adherence to this plan is essential for guiding development.

Retention of the neighborhood's character has been aided, by the administration of the Third Lake Ridge Historic District, and supported by two historic districts listed on the National Register of Historic Places in which State and Federal historic tax credits have been invested.

On Friday, March 2, at a special community meeting of the Marquette Association Board of directors, we reviewed and voted on changes that we request for the following areas of the 2018 Future Land Use Map of the 2018 Comprehensive Plan that will serve to permit increasing densities in some areas, maintaining them in other areas, and reducing them in yet others. This will permit the moderated growth and avoid the kind of speculation that is disruptive and destabilizing to the neighborhoods facing change.

Below is a brief summary of requested changes the Board approved. Attached are notes.

Thank you for your efforts. We look forward to engaging further with you on this important work.

Marquette Neighborhood Association Response
Future Land Use Plan Change Recommendations
March 5, 2018
Notes by Gary Tipler, David Mollenhoff, Nicholas Schroeder and others

1 **800 block of Williamson (North side)**
City Proposal
Increase density from 2006 CMU (up to 60 units/acre) to 2018 CMU (up to 130 u/a, 6 stories)
MNA Recommendation
Accept the north side as 2018 Community Mixed Use
New buildings are to conform to BUILD II: "On the north side of the 800 and 900 block of Williamson Street, flat-roofed three-story structures shall be permitted."
This area is within the Third Lake Ridge Historic District where new buildings must be visually compatible with historic buildings within 200 feet, per the criteria in the Third Lake Ridge Historic District ordinance.

2 **800 Williamson Block (South side)**
City Proposal
Increase density from 2006 CMU (up to 60 units/acre) to 2018 CMU (up to 130 u/a, 6 stories)
MNA Recommendation
Change to 2018 Neighborhood Mixed Use (Up to 70 units/acre and 4 stories)
To retain a lower maximum building heights, conform to BUILD II, and to allow for neighborhood-centric mixed uses.
BUILD II: New buildings shall be no higher than 2-1/2 stories.
This area is within the Third Lake Ridge Historic District and has a few of the oldest and most important of Williamson Street's historic building. New buildings must be visually compatible with historic buildings within 200 feet, per the criteria in the Third Lake Ridge Historic District ordinance. Important historic buildings anchor both ends of the block.

3 **900 Williamson Block North Side**
City Proposal
Increase density from 2006 CMU (up to 60 units/acre) to 2018 CMU (up to 130 u/a, 6 stories)
MNA Recommendation
Reclassify to Neighborhood Mixed Use (NMU) category (up to 70 units/acre and 4 stories)
To retain lower maximum building heights, conform to BUILD II, and allow for neighborhood-centric mixed uses.
New buildings must conform to guidelines of BUILD II: Maximum height. a. Zone I. New buildings shall be no higher than 2-1/2 stories, except for the following: "On the north side of the 800 and 900 block of Williamson Street, flat-roofed three-story structures shall be permitted." Page 31.
This is within the Third Lake Ridge Historic District, so new buildings must be visually compatible with historic buildings within 200 feet, per the criteria in the Third Lake Ridge Historic District ordinance.

The Fauerbach and the Elks Club
City Proposal
Increase density from 2006 MR (up to 40 units/acre) to 2018 MR (up to 90 u/a, 5 stories)

MNA Recommendation

4 **Reclassify The Fauerbach as 2018 LMR** (low medium residential) (up to 30 units/acre). This would still exceed the existing density, which is currently at 19.68 units/acre and 3 stories – it fits within LMR.

5 **Reclassify Elks Club, 711 Jenifer South as 2018 NMU** (up to 70 units/acre and four stories)

This is a highly unusual site in the Third Lake Ridge Historic District and with frontage on Lake Monona. The proposed density and heights are to ensure a high quality development, particularly if exclusions and bonuses are permitted.

The property is in the Third Lake Ridge Historic District, quite near some of the oldest and most treasured mid-19th century modest-sized houses in the district. Strong consideration should be given to massing and setbacks, particularly regarding shadow fall, near the historic buildings when a building is planned. New buildings must be visually compatible with historic buildings within 200 feet, per the criteria in the Third Lake Ridge Historic District ordinance.

6 **700-1300 blocks of Jenifer and Spaight**

City Proposal

Change from 2006 MR (up to 40 units/acre) to 2018 LMR (up to 30 units/acre and 3 stories)

MNA Recommendation

Accept 2018 LMR (up to 30 units/acre) but with a house-like clause, per Note 4, 2018 FLU map. This area is in the Third Lake Ridge Historic District and two districts listed on the National Register of Historic Places are within its boundaries. The historic buildings are comprised of about 95 percent 2-1/2 story houses, with one to several dwelling units. The balance are one story or 3-flat apartment buildings. New buildings must be visually compatible with historic buildings within 200 feet, per the criteria in the Third Lake Ridge Historic District ordinance.

7 **900-1200 blocks of Williamson**

City Proposal

Increase density from 2006 HR (up to 60 units/acre) to 2018 MR (up to 90 u/a, 5 stories)

MNA Recommendation

Reclassify the area to Low Medium Density (LMR), up to 30 units/acre and no more than 3 stories in height.

The density level over this area is less than 20 units/acre. The building forms are those appropriate for Low-Medium Residential, not Medium Residential: single family residences, two-flats, and three-units are by far the predominant building forms.

Each of these blocks are occupied by (approximately 85 percent) old houses that contribute to the Third Lake Ridge Historic District and retain affordable housing.

This area is within the Third Lake Ridge Historic District. New construction must be visually compatible with historic buildings within 200 feet.

BUILD II provides that no buildings can exceed 2-½ stories in height.

8 **1100-1300 Blocks of Rutledge and Morrison**

City Proposal

Increase density from 2006 LR (up to 15 units/acre) to 2018 LMR (up to 30 u/a, 3 stories)

MNA Recommendation

Reclassify to 2018 Low Residential (LR) category (up to 15 units/acre and 2 stories)

It currently is at Low-Density Residential (0-15 units/acre) and nothing has changed since 2006.

This area is within the Third Lake Ridge Historic District and partly within a National Register of Historic Places historic district. New construction must be visually compatible with historic buildings within 200 feet.

9 **1200-1300 blocks of Williamson**

City Proposal

Increase density from 2006 NMU (up to 40 units/acre) to 2018 NMU (up to 70 u/a, 4 stories)

MNA Recommendation

Accept 2018 Neighborhood Mixed Use (NMU) but with a 3-story height limit – a new criteria. This would keep development more in keeping with the historic commercial buildings within the Third Lake Ridge Historic District of which there are many one-story commercial building, two three-story commercial buildings (one is only a few years old) and some two and 2-1/2 story apartment houses. This area is within the Third Lake Ridge Historic District where new buildings must be visually compatible with historic buildings within 200 feet, per the criteria in the Third Lake Ridge Historic District ordinance.

10 **1200-1300 blocks of East Wilson, Dewey Court, Schley Pass**

City Proposal

Increase density from 2006 LR (up to 15 units/acre) to 2018 LMR (up to 30 units/acre)

MNA Recommendation

Reclassify 2018 Low Residential (LR) category, (up to 15 units/acre and 2 stories) its current designation.

Retain affordable housing for families. The Baldwin-Wilson-Schley-Dewey neighbors are seeking Conservation District protections.

The changes are not consistent with neighborhood plans.

The area is currently Low Density Residential. The draft FLU map designates this area Low-Medium Residential. Parcels along the Few/Wilson intersection are even jumping to Medium Residential from Low-Density Residential. The reason for this change is unclear – the density of the area has not changed since 2006. The 2006 FLU map shows the area with a density up to 15 units/acre, which matches the proposed LR designation.

The East Rail Corridor Plan identified this area as worthy of preservation: preserving the residential use and the essential character, scale and identity of the area. A conservation study was undertaken and a report adopted by the Council in 2011. One of the actions taken was to zone this area, primarily consisting of single-family homes, as TR-C4 in order to provide long-term protection and preserve neighborhood character. Allowing for greater density contradicts the will of the Council as expressed by its adoption of the conservation study report.

For this reason, it is recommended that the recommendations of this Neighborhood conservation Study be implemented as part of the approval process for the new Zoning Code."

The resolution approving this study recognized this area as having a unique, predominantly small-scale character worthy of protection.

11 **Cantwell Court, Rogers, and Thornton**

City Proposal

Increase density from 2006 MR (up to 40 units/acre) to 2018 MR (up to 90 units and 5 stories)

MNA Recommendation

Reclassify to 2018 Low Medium Residential (LMR) category (up to 30 units/acre and 3 stories)

Retain affordable housing, protect buildings in the historic district.

Present density is at 30 units/acre. This fits within LMR. There are 9 single family homes, 5 2-units, and 1 3-units. None of these building forms come within MR.
This area is partly within the Third Lake Ridge Historic District where new buildings must be visually compatible with historic buildings within 200 feet.

12 **1500 block of Williamson North Side**

City Proposal

Increase density from 2006 MR (up to 40 units/acre) to 2018 NMU (up to 70 units/acre)

MNA Recommendation

Allow the NMU category but only for Mickey's Tavern. Reclassify the area between Mickey's Tavern and Rogers Street as 2018 Low Medium Residential (LMR) category (up to 30 units/acre and 3 stories).
The density and use change shouldn't be increased beyond LMU for these five houses, which range from 1 to 2 stories, are in the historic district and meet the need for affordable housing, simply to square out a block.
The NMU designation has been expanded on the north side of the 1500 block to include 5 homes. This may be intended to make the NMU even on both sides of the street. However, it is not appropriate. These houses provide what has become affordable housing. Affordable housing has long been a concern in the Marquette neighborhood. As most succinctly stated in BUILD II, "preservation of existing older buildings has been a long-standing priority for the Marquette neighborhood" and that preservation of older buildings is always the favored option. The Marquette-Schenk- Atwood neighborhood plan addressed the risk of allowing conversion or demolition of existing residential structures to non-residential use.
This area is within the Third Lake Ridge Historic District where new buildings must be visually compatible with historic buildings within 200 feet.

13 **Merry and Buell Streets**

City Proposal

Increase density from 2006 LR (up to 15 units per acre) to 2018 LMR (up to 30 units/acre)

MNA Recommendation

Reclassify to the 2018 Low Residential (LR) category (up to 15 units/acre and 2 stories) with a house-like character. Note 4, 2018 FLU map.
A resident of this area has calculated local density at less than 15 units/acre. The majority of the buildings are one and two family structures. This fits squarely into the Low-Medium Residential district. The area is currently low-density residential. For further details, please see the comment letter submitted by Ms. Walker.

14 **Schoeps-Jenlfer Market Site**

City Proposal

Increase density rom 2006 NMU (up to 40 units/acre) to 2018 NMU (up to 70 units/acre)

MNA Recommendation

Reclassify to the2018 Low Residential (LR) category (up to 15 units/acre and 2 stories) with a house-like character. Note 4, 2018 FLU map.
The MNA Board believes this area should be changed from NMU to Low Residential to match the rest of the neighborhood.
The 2006 Comprehensive Plan includes a note regarding this NMU district. Appendix 2-1, Land Use chapter:

"Note 1: This is currently the site of a long-established ice cream production facility located within a predominantly residential neighborhood. If this site is redeveloped at some future time, a mix of residential development and neighborhood-serving commercial or employment uses is recommended rather than redevelopment with a new industrial use. The existing grocery adjacent to the ice cream plant is a significant amenity to the surrounding residential area, and a neighborhood grocery should be retained as part of any future redevelopment. Buildings should be generally compatible in scale with existing residential and commercial buildings in the area."

References

2018 Future Land Use Map Note 4.

The "house-like" residential character of the LMR area should be retained, and any limited redevelopment should generally maintain the current single-family/two flat/three flat development rhythm.

Density Categories

NMU=Neighborhood Mixed Use	up to 70 units/acre (u/a) 2-4 stories
CMU=Community Mixed Use	up to 130 units/acre 2-6 stories
LMR =Low medium Residential	7-30 units/acre 1-3 stories
MR=Medium Residential	16-40 units/acre 1-3 stories
LR=Low Residential	0-15 units/acre 1-2 stories

1785530 **Sold** **Single Family** **Price:** **$249,900**

1235 E WILSON ST **City** **Madison** E01

County: Dane **Mailing City:** Madison
Subdivision: n/a WI 53703

Bedrooms: 2 **Finished Above Grade SqFt:** 1,204
Full Baths: 1 **Fin Part/All Below Grd SqFt:** 113
Half Baths: 0 **Total Finished SqFt:** 1,317 Other
Year Built: 1928 *Assessor*
Est. Acres: 0.1000 *Assessor* **Open House:**
Lot Dim:

Virtual Tour
Show Date:

E Washington Ave to south on S. Baldwin, right on E. Wilson St

Living/Great:	M 23x10	**Mstr BedRm:**	M 12x9	**Laundry:**	L			**Baths**		**School Info**	
Formal Dining:	M 20x9	**2nd BedRm:**	M 9x7	**Den/Office**	L	12x9		**Full**	**Half**	**(D)**	Madison
Dining Area:		**3rd BedRm:**		**Screened Porch**	M	19x7	**Upper:**	0	0	**(E)**	Lapham/Marquette
Kitchen:	M 12x10	**4th BedRm:**		**Loft**	U	30x10	**Main:**	1	0	**(M)**	OKeeffe
Family Room:		**5th BedRm:**					**Lower:**	0	0	**(H)**	East

Lake/River: **Zoning:** TR-C4 **Net Taxes:** $ 4,388 / 2015 **Land Assess:** $ 83,500
Feet WaterFront: **HOA Dues/Yr:** **Builder:** **Improvements:** $ 117,600
Parcel: 0710-072-2803-6 **Owner:** **Total Assess:** $ 201,100 / 2016

Type	1 1/2 story	**Fuel**	Natural gas
Architecture	Bungalow	**Heating/Cooling**	Forced air
Mstr Bed Bath	None	**Water/Waste**	Municipal water, Municipal sewer
Kitchen Features	Breakfast bar, Range/Oven, Refrigerator, Microwave	**Driveway**	Paved
Basement	Full, Partially finished, Poured concrete foundatn	**Terms/Misc.**	Limited home warranty
Garage	1 car, Detached		
Exterior	Wood		
Lot Description	Close to busline, Adjacent park/public land		

Interior Features Wood or sim. wood floor, Skylight(s), Washer, Dryer, Cable available, Hi-Speed Internet Avail, At Least 1 tub
Exterior Features Patio, Fenced Yard, Storage building

Included: All window coverings

Excluded:

BACK ON THE MARKET! Fantastic 2 bedroom plus loft area home across the street from Central Park! New kitchen w/granite & breakfast bar, updated bathroom, private driveway plus a fenced yard! All renovations were done using reclaimed wood to keep character of home intact. Updates include: Electric 100 AMP 2016,Water Heater in 2016, Kitchen& Bathroom in 2004, Roof in 1998, Shed in 1994, Addition (dining area) & Windows in 1992 & Loft in 1990. 3rd bedroom is in Loft w/limited head room. Unique staircase. Great space for an office, sewing room, etc. Shed in need of TLC. One year home warranty!

Showing line: 256-0801. Square Footage based off of Floor Plan with Loft included under Assoc. Docs.

LstAgt: **Kellie Unke** 45269-94 **CoList:**
Pref: 608-443-4822
kunke@starkhomes.com
Stark Company, REALTORS
608-256-9011 Fax #: 608-256-0109
2980 Arapaho Dr
Madison WI 53719-5113
SaleAgt: Gene Van Buren
Restaino & Associates

Sold Price: $245,000
Concessions: 0

List Date: 9/1/2016 **Expire Date:** 12/30/2016
Subagent Comm: 3% **Electronic Consent:** No
BuyerAgent Comm: 3% **Exclusive Agency:** No
DOM: 39 **CDOM:** 189 **Licensee Interest:** No
AO Date: 10/10/2016 **Limited Service:** No
Closing Date: 11/30/2016 **Multiple Rep:** DA
Financing: FVA **Named Exceptions:** No
Sale Factors: Arms Length **Policy Letter:** No
Competing Offers: Yes **Variable Comm:** No

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2018 SCWMLS ***Orig MLS:*** *South Central WI*

1751343 **Sold** **Single Family** **Price:** **$309,900**

615 S Dickinson St **City** **Madison** E01

County: Dane **Mailing City:** Madison
Subdivision: Marquette Neighborhood WI 53703

Bedrooms: 3 **Finished Above Grade SqFt:** 1,264
Full Baths: 1 **Fin Part/All Below Grd SqFt:** 0
Half Baths: 0 **Total Finished SqFt:** 1,264 Appraiser
Year Built: 1926 *Assessor*
Est. Acres: 0.1197 *Assessor* **Open House:**
Lot Dim:

Show Date:

E. Washington to S. on Dickinson (between Spaight & Rutledge)

Living/Great:	M 23x12	**Mstr BedRm:**	M 13x12	**Laundry:**	L		**Baths**		**School Info**
Formal Dining:	M 12x11	**2nd BedRm:**	U 13x11				**Full**	**Half**	**(D)** Madison
Dining Area:		**3rd BedRm:**	U 11x7			**Upper:**	0	0	**(E)** Lapham/Marquette
Kitchen:	M 10x9	**4th BedRm:**				**Main:**	1	0	**(M)** OKeeffe
Family Room:		**5th BedRm:**				**Lower:**	0	0	**(H)** East

Lake/River: **Zoning:** HIS-MB **Net Taxes:** $ 5,080 / 2014 **Land Assess:** $ 104,900
Feet WaterFront: **HOA Dues/Yr:** **Builder:** **Improvements:** $ 170,100
Parcel: 0710-072-1915-0 **Owner:** Seller **Total Assess:** $ 275,000 / 2015

Type	1 1/2 story	**Fuel**	Natural gas
Architecture	Bungalow	**Heating/Cooling**	Forced air
Mstr Bed Bath	None	**Water/Waste**	Municipal water, Municipal sewer
Kitchen Features	Pantry, Range/Oven, Refrigerator	**Driveway**	Paved
Fireplace	Wood burning, Free standing STOVE, 1 fireplace	**Barrier-free**	First floor bedroom, First floor full bath, Level drive, Level lot, Low pile or no carpeting
Basement	Full, Sump pump		
Garage	1 car, Detached, Opener		
Exterior	Aluminum/Steel		
Lot Description	Wooded, Close to busline		

Interior Features Wood or sim. wood floor, Washer, Dryer, Water softener inc, Cable available, Hi-Speed Internet Avail, At Least 1 tub
Exterior Features Patio, Fenced Yard

Included: Window/Wall AC,All window coverings

Excluded: Window Coverings

Marquette bungalow in dreamy location on a quiet St w/parks & water access a blk away! Lemonade sipping front porch, spacious living w/coved ceilings, dining rm w/Hi-Eff wood burning stove, remodeled bath w/ large, deep soaking tub & 1st flr bedroom! Original woodwork, hardwood flrs & quaint efficient kitchen! Gorgeous fenced yard w/stone patio, grill area, 1 1/2 car garage & room to garden or play w/fido! New roof, 200 amp electrical & insulation! Close to Coop, delicious eateries & night life!

Please call 1-800-746-9464 for all showings.

LstAgt: **Liz Lauer** 56139-90 **CoList:**
Pref: 608-444-5725
Liz@LauerRealtyGroup.com
Keller Williams Realty
608-226-0800 Fax #: 608-226-0824
1 N Pinckney St Ste 200
Madison WI 53703-2882
SaleAgt: Eric Hansen
Stark Company, REALTORS

Sold Price: $297,000
Concessions: 700

List Date:	7/1/2015	**Expire Date:**	11/1/2015
Subagent Comm:	3%	**Electronic Consent:**	Yes
BuyerAgent Comm:	3%	**Exclusive Agency:**	No
DOM: 17	**CDOM:** 17	**Licensee Interest:**	No
AO Date:	7/18/2015	**Limited Service:**	No
Closing Date:	8/17/2015	**Multiple Rep:**	DA
Financing:	Conventional	**Named Exceptions:**	Yes
Sale Factors:	Arms Length	**Policy Letter:**	No
Competing Offers:	No	**Variable Comm:**	Yes

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2018 SCWMLS ***Orig MLS:*** *South Central WI*

1735625 **Sold** **Single Family** **Price:** **$234,000**

223 Schley Pass **City** **Madison** E01

County: Dane **Mailing City:** Madison
Subdivision: Ott's WI 53703

Bedrooms: 3 **Finished Above Grade SqFt:** 1,017
Full Baths: 1 **Fin Part/All Below Grd SqFt:** 0
Half Baths: 0 **Total Finished SqFt:** 1,017 Assessor
Year Built: 1913
Est. Acres: 0.0450 *Seller* **Open House:**
Lot Dim:

Show Date:

E. Wilson St. East of Baldwin St. one block. Corner of E. Wilson St. and Schley Pass.

Living/Great:	M 11x15	**Mstr BedRm:**	U 11x10	**Laundry:**	L		**Baths**		**School Info**
Formal Dining:	M 11x11	**2nd BedRm:**	U 11x9				**Full**	**Half**	**(D)** Madison
Dining Area:		**3rd BedRm:**	U 8x8			**Upper:**	1	0	**(E)** Lapham/Marquette
Kitchen:	M 9x11	**4th BedRm:**				**Main:**	0	0	**(M)**OKeeffe
Family Room:		**5th BedRm:**				**Lower:**	0	0	**(H)** East

Lake/River: **Zoning:** TR-C4 **Net Taxes:** $ 4,860 / 2015 **Land Assess:** $ 63,300
Feet WaterFront: **HOA Dues/Yr:** **Builder:** **Improvements:** $ 140,500
Parcel: 0710-072-2639-5 **Owner:** **Total Assess:** $ 203,800 / 2015

Type	1 story	**Fuel**	Natural gas
Architecture	Other	**Heating/Cooling**	Forced air
Mstr Bed Bath	Full	**Water/Waste**	Municipal water
Kitchen Features	Breakfast bar, Range/Oven, Refrigerator, Dishwasher, Microwave, Disposal	**Driveway**	Paved
		Terms/Misc.	Tenant occupied
Basement	Full		
Garage	None		
Exterior	Vinyl		
Lot Description	Corner		

Interior Features Wood or sim. wood floor, Washer, Dryer
Exterior Features Deck, Storage building

Included: Hot Tub

Excluded:

Charming "old style" home with remodeled kitchen in a quiet little neighborhood with a distinct feel! Only 12 blocks from the Capital Square, one block from the new Central Park and the Willy Street Coop. On bike path. New roof to be installed prior to closing. Current lease expires 8/14/2015 Agent/Broker Interest

LstAgt: **Stephanie Kessenich** 79117-94 **CoList:**
Pref: 608-987-0780
stephanie@tchristensenco.com
The Christensen Company
608-987-0780
206 Commerce St
Mineral Point WI 53565-1200
SaleAgt: Jo Ferraro
Century 21 Affiliated

Sold Price: $231,000
Concessions: 495

List Date: 1/28/2015 **Expire Date:** 6/30/2015
Subagent Comm: 3.0% **Electronic Consent:** Yes
BuyerAgent Comm: 3.0% **Exclusive Agency:** No
DOM: 54 **CDOM:** 54 **Licensee Interest:** Yes
AO Date: 3/23/2015 **Limited Service:** No
Closing Date: 4/23/2015 **Multiple Rep:** No
Financing: Cash **Named Exceptions:** No
Sale Factors: Arms Length **Policy Letter:** Yes
Competing Offers: **Variable Comm:** No

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2018 SCWMLS **Orig MLS:** *South Central WI*

1811021 **Sold** **Single Family** **Price:** **$218,750**

1324 Dewey Ct **City** **Madison** E01

County: Dane **Mailing City:** Madison
Subdivision: N/A WI 53703

Bedrooms: 2 **Finished Above Grade SqFt:** 848
Full Baths: 1 **Fin Part/All Below Grd SqFt:**
Half Baths: 1 **Total Finished SqFt:** 848 Assessor
Year Built: 1900 *Seller*
Est. Acres: 0.0600 *Assessor* **Open House:**
Lot Dim:

Show Date:

Williamson to north on Dickinson, left on Dewey Ct.

						Baths		School Info
Living/Great:	M 16x12	**Mstr BedRm:**	U 10x13	**Laundry:**	L	**Full**	**Half**	**(D)** Madison
Formal Dining:	M 8x9	**2nd BedRm:**	U 10x12					
Dining Area:		**3rd BedRm:**				**Upper:** 0	1	**(E)** Lapham/Marquette
Kitchen:	M 10x12	**4th BedRm:**				**Main:** 1	0	**(M)** OKeeffe
Family Room:		**5th BedRm:**				**Lower:** 0	0	**(H)** East

Lake/River: **Zoning:** TR-C4 **Net Taxes:** $ 3,605 / 2016 **Land Assess:** $ 82,200
Feet WaterFront: **HOA Dues/Yr:** **Builder:** **Improvements:** $ 92,200
Parcel: 0710-072-2617-1 **Owner:** **Total Assess:** $ 174,400 / 2017

Type	1 1/2 story	**Fuel**	Natural gas
Architecture	Bungalow	**Heating/Cooling**	Forced air, Central air
Mstr Bed Bath	Half	**Water/Waste**	Municipal water, Municipal sewer
Kitchen Features	Pantry, Range/Oven, Refrigerator, Disposal	**Driveway**	Unpaved
Basement	Full, Other foundation	**Barrier-free**	First floor full bath, Low pile or no carpeting
Garage	None		
Exterior	Vinyl		
Lot Description	Close to busline, Sidewalk		

Interior Features Wood or sim. wood floor, Washer, Dryer, Cable available, Hi-Speed Internet Avail
Exterior Features Patio, Fenced Yard

Included: All Window Coverings

Excluded:

Located in the Marquette neighborhood, one of the best neighborhoods in Madison, this 2-bedroom, 1.5-bathroom bungalow offers an abundance of charm. It's only a block to Willy Street, half a block to the bike path, and near the Schenk-Atwood neighborhood. Original features like the detailed staircase, window moldings, kitchen cabinet, and hardwood flooring play nicely with recent updates. 2015: New floor-to-ceiling tile shower. 2016: Patio, parking pad, fence, and fire pit. 2017: Furnace with central air. All windows to be replaced at seller's expense before closing.

LIMITED SERVICE LISTING. Contact SELLER for inquiries at: Kelsey at 608-772-6542 or kbarton0@gmail.com SUBMIT OFFERS TO SELLER. Please use showingtime for showings. Seller is src for pics, MLS info, RECR; buyer to verify data if important.

LstAgt: **Seth Pfaehler** 79493-94
Pref: 608-338-4812
seth@mcgradygroupflatfee.com
The McGrady Group, LLC
608-772-3640 Fax #: 608-288-8765
508 Burnt Sienna Dr
Middleton WI 53562-9102

CoList: **Matt McGrady**
Offic: 608-772-3640
mcgrady.matthew@gmail.com
The McGrady Group, LLC
608-772-3640 Fax #: 608-288-8765
508 Burnt Sienna Dr
Middleton WI 53562-9102

SaleAgt: SCWMLS Non-Member
South Central Non-Member

Sold Price: $215,000
Concessions: 0

List Date: 8/3/2017
Subagent Comm: 3%
BuyerAgent Comm: 3%
DOM: 17 **CDOM:** 17
AO Date: 9/2/2017
Closing Date: 10/2/2017
Financing: Conventional
Sale Factors: Arms Length
Competing Offers: No

Expire Date: 2/3/2018
Electronic Consent: Yes
Exclusive Agency: Yes
Licensee Interest: No
Limited Service: Yes
Multiple Rep: Yes
Named Exceptions: No
Policy Letter: No
Variable Comm: Yes

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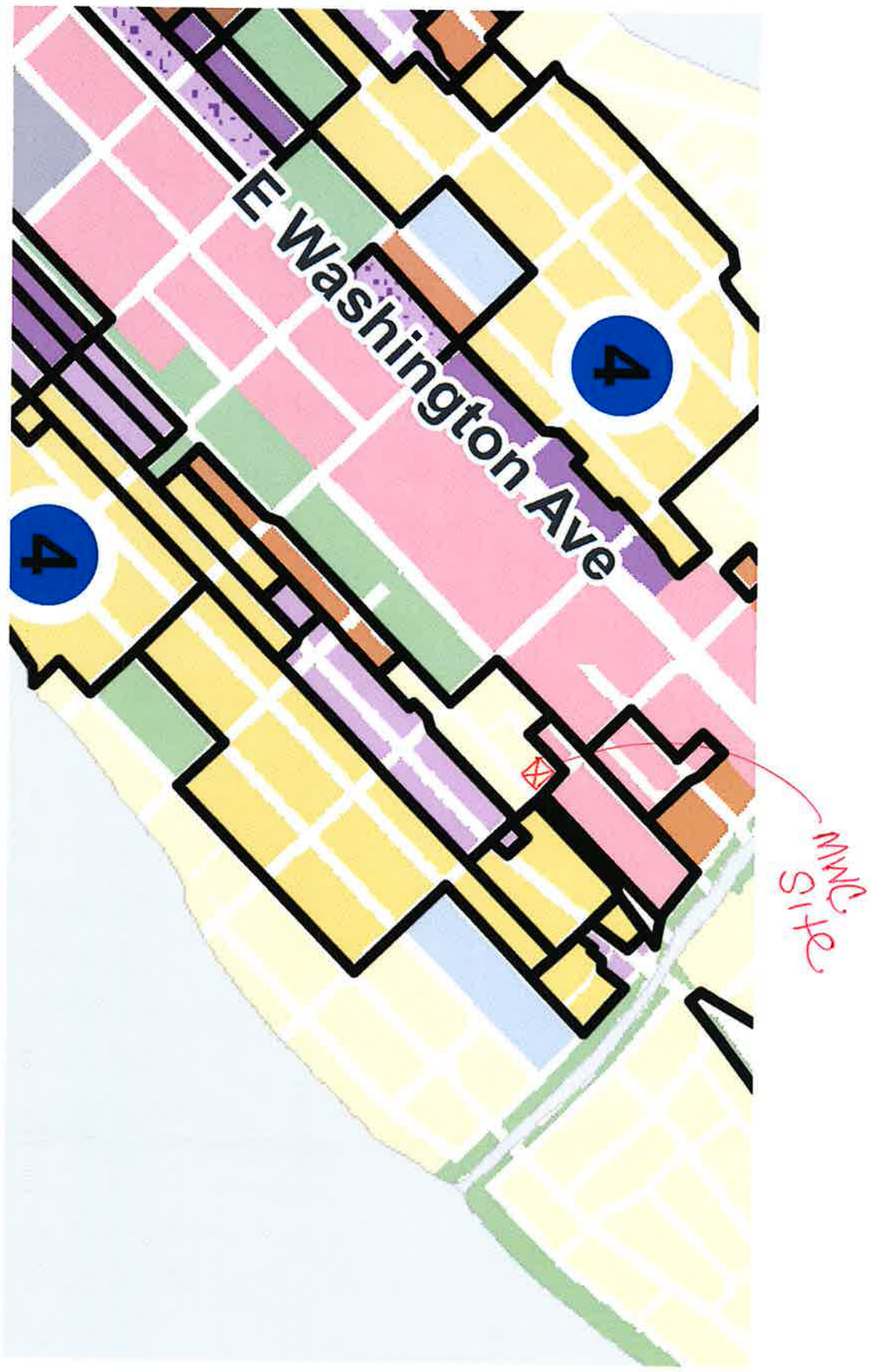
E Washington Ave
4
4
MWC site

Comprehensive Plan Future Land Use Map Notes

#	Note	#	Note
1	There are significant natural glacial features along this corridor which should be preserved and incorporated into an Ice Age National Scenic Trail connection between University Ridge Golf Course and Mid Town Road at Shady Oak Lane.	10	It is recommended that there be no additional development on the top portion of this hill. Future development may be allowed around the lower portions of this hill only if such development is done with sensitivity to the topography in a manner that preserves open space and views to the hill from surrounding properties, and provides adequate vegetative buffers from the existing park property.
2	While this parcel would ideally be retained as open space/farmland as part of a community separation area between Verona and Madison, it may be developed as an employment use.	11	It is not recommended that the mobile home park that currently occupies this area cease operations, but employment is the most appropriate future use of the property if the property owner does close the park.
3	West Towne Mall, the Odana Road corridor, and Westgate Mall are shown as future mixed-use areas, but redevelopment that includes substantial residential components within the area that is generally bounded by Whitney Way (east), Mineral Point Road (north), High Point Road (west) and Schroeder Road (south) should be preceded by adoption of a detailed City plan that provides for better connectivity, more parks/open space, and other amenities and infrastructure necessary to support residential development.	12	Land in this area is part of the Town of Blooming Grove, and will be attached to the City before November 1, 2027. This land should either continue in its current agricultural use or be incorporated into the adjacent Capital Springs State Recreation Area.
4	The "house-like" residential character of this LMR area should be retained, and any limited redevelopment should generally maintain the current single-family/two flat/three flat development rhythm.	13	The City should work with the Town of Blooming Grove, as outlined in the 2005 intergovernmental agreement, to prepare a special area plan for land generally bounded by Milwaukee Street, Starkweather Creek, the railroad tracks/Highway 30, and Regas Road extended, prior to any development within the area.
5	The University of Wisconsin-Madison Campus Master Plan provides detailed land use and development recommendations for the UW Campus area. All UW development within the UW Campus boundary must be consistent with the Campus Master Plan unless an exception is approved by the City. Any neighborhood plans that cover part of the UW Campus should also be consulted when reviewing development within the Campus boundary.	14	Areas to the east and west of Eastpark Boulevard in this location may be appropriate for Community Mixed Use development if additional connectivity in the street network is provided to break up the large blocks and sufficient accessible parkland is dedicated for residential dwelling units.
6	Refer to the Downtown Plan for the area bounded by the lakes, Blair Street, Regent/Proudfit Streets, and Park Street for viewshed preservation, mix of land uses, building design standards (including heights and stepbacks/setbacks), streetscape design, and other land use and design elements. Note that residential uses shown in this area should be considered "primarily residential," as defined in the Downtown Plan.	15	The majority of this site is undeveloped - a detailed plan for any change in the site's current use should be approved by the City prior to consideration of any rezoning request.
7	The existing office and residential uses are recommended to continue until a future opportunity arises to convert this area to public park and open space use. The existing uses should not be expanded and the land should not be redeveloped.	16	If restoring the high ground east of Underdahl Road to open space is not feasible this area should transition to residential development.
8	This property is currently the site of the State of Wisconsin Mendota Mental Health Institute. A detailed development plan for the property should be prepared and adopted by the City prior to any redevelopment to new uses. Land along Lake Mendota is recommended for public park and open space.	17	Portions of this area should be considered for permanent open space and agricultural land preservation as part of a community separation agreement with the Village of Cottage Grove and Town of Cottage Grove.
9	This former sanitarium site is presently owned by Dane County and used as an office building. Adaptive reuse of the existing buildings for employment, residential, or mixed-uses is recommended if this site is redeveloped. The open area south of the buildings should remain undeveloped and any reuse of the site should be designed to preserve and enhance the views from the site to Lake Mendota and the Isthmus. The wooded portion of the site north of the buildings should be maintained as open space.	18	A portion of this area may have the potential for limited development as a conservation subdivision.
		19	An Interstate interchange in this general location would help implement the land uses and intensities planned for this area.

2018 Comprehensive Plan: Draft Future Land Use Map

- Low Residential (LR)
- Low-Medium Residential (LMR)
- Medium Residential (MR)
- High Residential (HR)
- Neighborhood Mixed Use (NMU)
- Community Mixed Use (CMU)
- Regional Mixed Use (RMU)
- Neighborhood Planning Area (NPA)
- Map Note
- Planned Street Network
- Downtown Mixed Use (DMU)
- Downtown Core (DC)
- General Commercial (GC)
- Employment (E)
- Industrial (I)
- Parks and Open Space (P)
- Special Institutional (SI)
- Airport (A)
- Change Since 2006/2012 FLU Map

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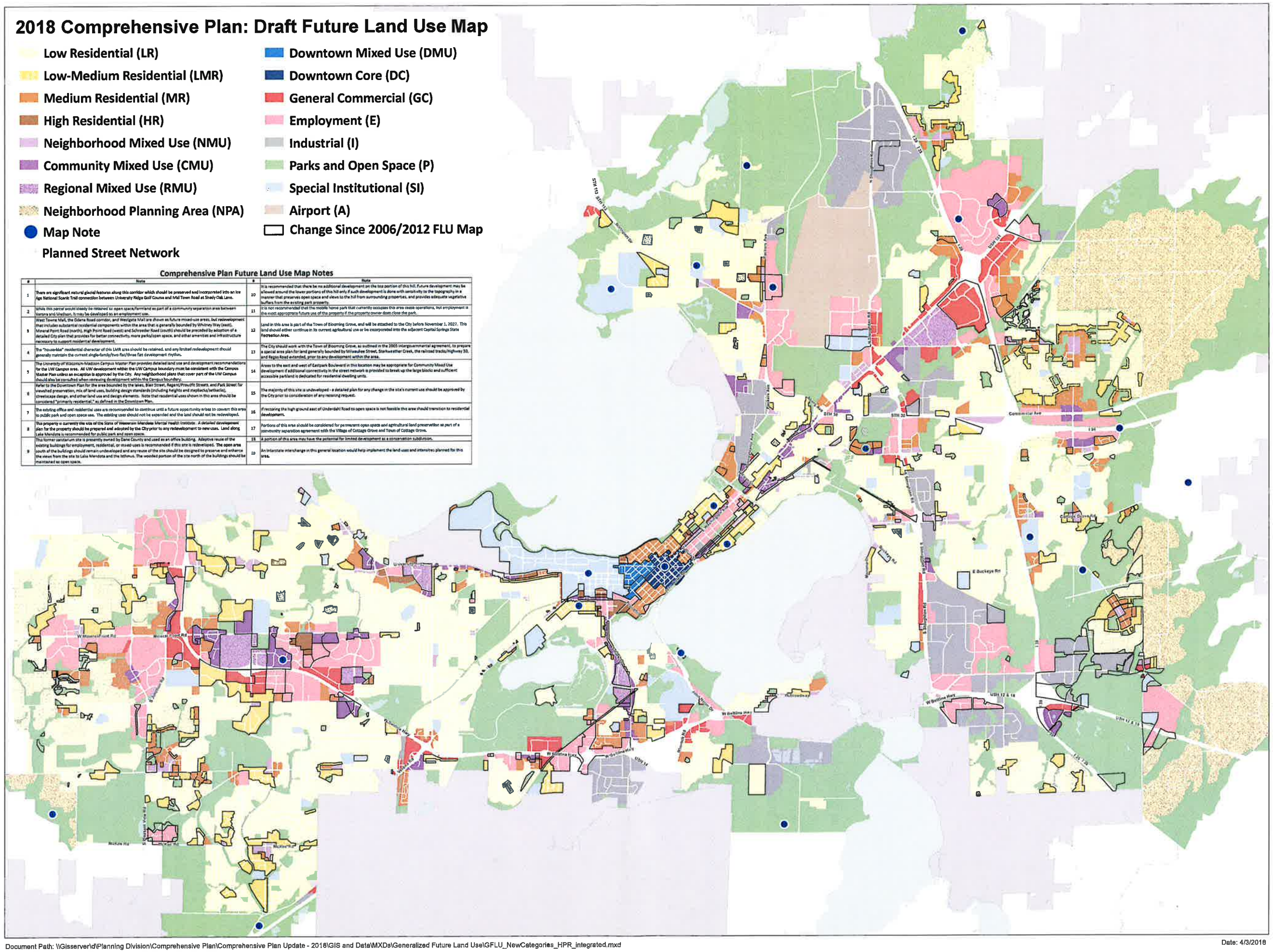

Document Path: \\Gisserver\d\Planning Division\Comprehensive Plan\Comprehensive Plan Update - 2018\GIS and Data\MXDs\Generalized Future Land Use\GFLU_NewCategories_HPR_integrated.mxd

Date: 4/3/2018