

TLNA Council Meeting

April 9, 2020 at 7:00 PM on Zoom

Present: Jonny Hunter, Tyler Lark, Madeline Kasper, Nick Crowley, Meghan Conlin, Keith Wessel, Patty Prime, Marta Staple, Pat Kelly, Bob Klebba, Ann Sullivan, Evelyn Atkinson, Michael Donnelly

Guests: Mike and Maura Crooks, Jan Schur, Janet Reshke, Opening Design-Ryan Schultz, Anthony, Thomas Reps and Fran Wan, Brian Schildroth, Matt, Ed Kuharski, David Strandburg, and Patrick Heck.

Call to order: 7:05

A recording of this meeting can be viewed here:

https://us02web.zoom.us/rec/share/3uxedYjZziBOY4X0w0v9RbMIHdTOT6a813VM-vIOzBI5Vyr_ZHSuf5JiyaTJeq-t

Agenda

- 1. Welcome and Introductions**
- 2. Consent agenda**
- 3. February minutes**

Bob sent an edit to Maddie to fix a guest's name.

Tyler moved
Patty seconded
Minutes approved

4. Neighborhood Officer Reports - Chris Keys

Chris was unable to attend the meeting but he sent along the following message to Jonny and the council:

Due to people abiding by the Safer at Home order, I believe crime as a whole is down in the neighborhood. That being said, there was obviously the shooting on 4/1 and it is an open investigation at this point so I unfortunately cannot share much information. At this time, I don't believe this is a random act of violence except for the individual who was out for a run near E. Washington, he was clearly an innocent bystander. The victim vehicle occupants have been contacted and I believe they were just passing through the area and do not live in the Tenney-Lapham Neighborhood. This is obviously a concerning incident given the high

pedestrian traffic at the time of the shooting and our Violent Crimes Unit is working it diligently. Any tips for this case, or any other, can be sent to crime stoppers.

Another issue that has been on our radar is the high volume of speeding/racing on E. Washington Ave. My team is actively working to address this issue and we are past the point of warnings for these individuals. We understand the dangerousness they present by this driving behavior and have made several traffic stops on these subjects.

5. Garage and Accessory Dwelling Unit (ADU) 1020 Sherman Avenue - Mike and Maura Crooks

Mike and Maura Crooks presented a PowerPoint presentation on their plans for building a garage and accessory dwelling unit (ADU) behind their home at 1020 Sherman Avenue. Several documents related to this issue, including the PowerPoint, are attached to these minutes.

Mike Crooks: Bought home last July. Love the house and historic nature of the neighborhood. The house has 3 bedrooms and 2 baths and no garage. When they bought the house they spoke to the prior owners about putting in a garage. Previous owner told them they had approval to build a garage in the past. Lived in Sun Prairie for several years; not a lot of space in the new home for when adult children come home and when siblings visit. Originally planned to build a 2-story garage with ADU. Took the plan to next door neighbors and made some adjustments based on their concerns. Talked about the plan and how it fits within City of Madison plans. Pointed out other garage projects in the area.

Jan (next door neighbor): Appalled by discussion that ADUs are encouraged in the neighborhood. Pointed out that some of addresses mentioned in the PowerPoint as having ADUs do not actually have ADUs. Difficult issue because she is friends with Crooks but she is opposed to the project. Concerns about safety and reduction in property value. Has lived in the house for 46 years and does not want a second family living next door. Has been an active neighbor. Plan Commission requires that you meet 16 standards and you must meet all of them. Jan claims 4 are not met.

Bob: (1) Don't consider cost so far; irrelevant; (2) ADUs are encouraged; (3) Concerned for Jan's fear for her safety but says renters are just as good of people as homeowners. Takes issue with the argument that renters are dangerous; (4) AirBnB are not allowed in ADUs. Thinks this boils down to whether this interferes with the lake ordinances that the plan commission has to look at.

Pat: Asked if there is lighting on top of the deck. Mike Crooks: Talked about lighting running along the border of the floor. Pat asks how wedded to the deck they are. Mike says they think it would be a good use of the space; thinks it would be a shame to lose it.

Michael: Asks Jan what would make her feel unsafe about having renters in the building. Jan says she wouldn't know who they are and wouldn't have a phone number.

Patty raises the issue that Crooks are asking for approval and our role as the council is to consider: how does it relate to the neighborhood, does it fit into the character of the neighborhood, does it fit with our neighborhood plan. Patty makes a motion that we write a letter of support to the Plan Commission. Pat seconded.

Thomas Reps (lives near the Crooks's house): ADUs 750 square feet and the plan was 1,100 square feet. Total building 701 square feet; 58 feet long. City's rules are one size fits all; the same for small narrow lots and suburban lots. None of the buildings have living units in them on their side of the street. Property is a strange shape so the building swings out to nextdoor neighbor's house.

Tyler asked what the square footage of this building is compared to the building that used to be there.

Tyler asks what would be a better use; what would they approve. Jan said she would be fine with a two-car tandem garage.

Keith would have supported original plan. Thinks it is commendable that the Crooks have made the changes that the neighbors have requested. The council has supported pretty substantial developments along Sherman avenue. Doesn't think the fact that it is being built on the lake should not be treated uniquely.

Bob is going to vote against the plan. Says there are lakeside technicalities that we shouldn't weigh in on. Thinks that we shouldn't write a letter at all.

Evelyn says she appreciates Bob's comments but thinks we should narrow our discussion to Patty's comments. Narrowly tailor our letter to what we can write about. Evelyn moved to amend the motion to write a letter assessing the proposed ADUs specifically in light of the neighborhood plan. Seconded by Ann Sullivan.

Tyler asks whether we should also note that direct neighbors are not happy with the proposal. Pat says she would like to keep the letter more simple.

Jonny called the vote on Evelyn's friendly amendment.

Vote to amend the motion passes in a 6 to 5 vote.

Patty thinks a letter is appropriate; the building fits neighborhood and design elements of the house. It is not permitted to be a Airbnb, though could someday be a rental. People unlikely to

rent to people they wouldn't want living in their backyard. Thinks the Crooks have worked hard to accommodate their neighbors. Wouldn't be the first ADU on the street.

Keith didn't see anything in the document Patrick prepared that seemed to indicate there was an issue with it being on the lake.

Jonny called the vote. Motion passed in a 9 to 2 vote.

6. Newsletter and Website - Patty Prime

Membership has typically been done by Linster going door to door and asking people to renew. Cherrie is going to help us with a website.

Patty walked through a document (attached) summarizing the project and all of the steps we'll need to take to get the website set up. Walked through the different phases of the project and the volunteers that will be needed for each. Estimates \$583 annual cost.

Walked everyone through what the possible site could look like. Asking the council to approve expenditure about twice as much as we usually pay for the website. Patty can work with Cherrie on a lot of this but looking for volunteers for each of the phases.

Bob interested knowing what the actual cost is.

Michael thinks the website looks great. Question: What does domain cost include? Patty: Hosting on a server somewhere. Michael wonders if something else is included.

Keith thinks it's justifiable to spend this amount of money. Authorize.net - for credit card numbers.

Pat moves to support the project.

Michael seconds

11 votes in favor, no votes in opposition.

Tyler, Madeline, and Marta volunteer to help with phase 3. Marta has a friend named Kate Fenner who would help with phase 3.

7. Shutting down street during safer at home order

Tyler: Asking for feedback on proposal he sent around (attached). Patrick sent an email with logistics about this; concerns about opposition to this from business owners and construction

sites. Tyler thinks it might be worthwhile to send. Patrick says a fair number of people are still driving.

Jonny asked Patrick if we might have city parks shut down. Patrick doesn't think so. However, Patrick gets emails about people concerned about all the people hanging out at Reynolds and James Madison.

Pat thinks it would be better to pick a specific area.

Evelyn thinks this conversation is moot since we aren't supposed to go outside. Bob echoes Evelyn.

Patty starting to lean toward what Evelyn said. Sees it as very short term. Difficult to come up with a perfect block or street. Maybe would be easier to let it lie.

Tyler thinks it would be worthwhile in order to give people more space to pass.

Tyler makes a motion to send a letter to Traffic Engineering. Pat Kelly seconds.

Council votes 7 to 6 in favor of sending the letter. Motion passes.

8. Modifications to the traffic calming priorities

Bob asks that we wait to consider until May.

Michael seconds.

Passes in a voice vote.

9. Chair reports

Nick (treasurer): Sent April financials (attached). Still have not approved 2020 budget. Do we want to approve in May or over email?

Evelyn made a motion to make sure we use consistent formatting for emails. Something like "TLNA Budget". Michael seconded.

Passed in a voice vote.

Pat asked about the budget committee and what it would do. Bob would like to discuss the budget in May. Council agreed to discuss in May.

Marta (events): All events on hold for now.

Evelyn says we should be responsible and not have activities this year. How can we adapt online and try and build community? Plan to not hold them.

Patty thinks it is best to put everything on pause. Things it would be good to have some sort of publication and have things written by children. Marta says Jeremy Saserick is already collecting stories for a newsletter. Patty will check in with him.

10. Elected Official Reports

Alder Heck provided updates on the following:

- Road closures: At their March 30 virtual meeting, the Transportation Policy and Planning Board discussed the possibility of closing some city streets to car traffic. From what I understand, they focused mostly on the road through Vilas Park and discussed Atwood Ave near Olbrich Park. Neither of those has been closed and I do not know where those requests are in the process. Note that requests for city services/action are primarily flowing through the city's Emergency Operations Center, made up of staff from all departments, so resident input possibilities are somewhat limited during the pandemic. Writing letters to the mayor, department heads, alders, etc., to make requests can't hurt despite our not following the usual processes. Note that today Madison Bikes wrote such a letter to the mayor, Transportation, and Traffic Engineering. If TLNA Council writes, I would caution you to focus your requests on streets that will have the lowest impacts not just on residences, but also on businesses. For instance, closing all of Mifflin would perhaps limit traffic to/from Festival Foods, an essential business under the Governor's Safer at Home Order. There is also an ongoing construction project on Mifflin@Ingersoll and Valor will soon be using Mifflin to cross to a temporary storage location at Dickinson/Mifflin (both are considered essential business activities under the Governor's orders) Also, as you've likely read, State Parks are shutting down, so it might be wise to include in any request the strategies/logic as to why increased outdoor recreation spaces will not have collateral impacts related to decreasing physical distancing.
- Crime: I don't know if MPD will be in attendance at your meeting, but as mentioned in my last alder update, MPD has not released further information on either the Paterson/Wash/Mifflin shooting or the N. Blair Street homicide. Both are believed to be targeted and MPD does not believe that the public was in danger, other than the flying bullets that hit a pedestrian. He was hit in the leg and his injuries were not life-threatening, if that is any consolation.
- E Wash: Traffic Engineering is beginning to formulate how some of the funds in the 2020 budget that were set aside for traffic calming and other traffic solutions on E. Wash and elsewhere might be utilized. We should hear more about this project in the coming months, although a lot of city staff is working across department boundaries and a fair number are on leave during the pandemic response. Included in this discussion will be what I call the evil island - the pedestrian island at E. Wash and Livingston. Note too that I have started a conversation with MPD about their ability to conduct enforcement activities on E. Wash to reduce "drag racing" and noise violations. I encourage others to

report such activities via report-a-problem or by contacting the Traffic Enforcement Safety Team to build a record of complaints.

- Valor: The stone column installment/driving is ongoing and expected to end by mid-April. From what Gorman and Co. told me, this is less noisy than pile-driving. I have received no complaints yet, so assume that might be true, but I haven't personally gone by there during the day.
- Dogs: As you've read in my updates, once signs are changed in parks then the new on-leash only dog policy will be in effect. I see that Reynolds Park signs have been changed, but haven't noticed elsewhere.
- Alcohol in Reynolds: As you've also read in my updates, the permanent ban on alcohol in Reynolds (with exceptions for permitted events), is delayed because the pandemic has cancelled most city committee meetings. It may be even June before the ban is enacted, but it is just guesswork at this point. If neighbors notice a large increase in bad/illegal behaviors in the park, I can ask for a temporary ban. Parks staff, in particular, is working across department boundaries, so I don't want to ask for the temporary ban unless needed. Also, many of the housing-stressed folks who were either involved in last year's troubles or were victims of those trouble-makers have moved on due to the temporary relocation of many folks to hotels, Warner Park, etc. Let's hope it stays quiet.
- COVID-19: Please visit the city's COVID-19 website for info. The site has links to many other key info sites:
<https://www.cityofmadison.com/health-safety/coronavirus>
- Elections: We all owe a great deal of thanks to those city employees and residents who volunteered at the polls. They risked their personal safety for us. While we are at it, all city employees deserve a great deal of thanks for their dedication. We should be especially grateful for those who are putting themselves at risk, including MPD, MFD, garbage collectors, etc.

Adjourn

Pat moved to adjourn
Seconded by Tyler

Attachments

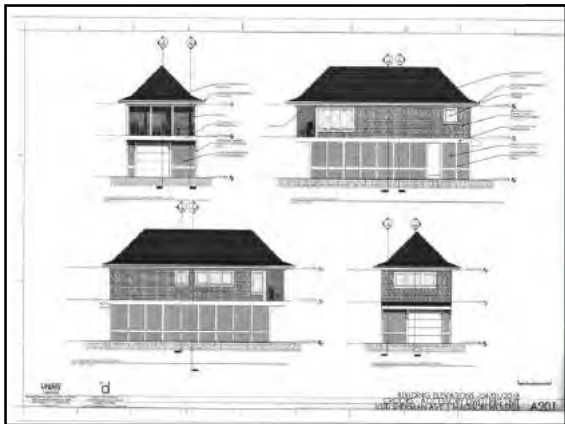
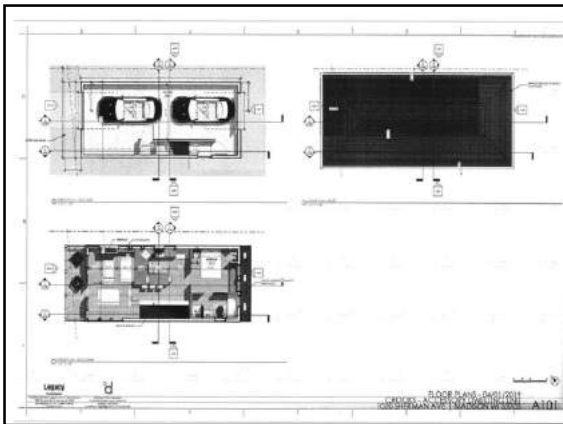
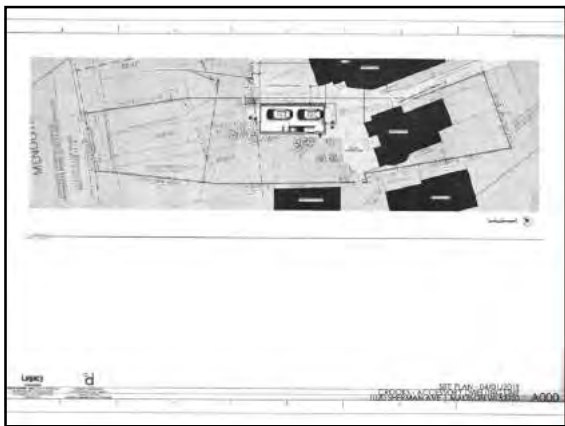
- ADU PowerPoint presentation
- Alder Heck's comments about ADU
- Patty's document about website
- Tyler's road closure proposal
- April financial report

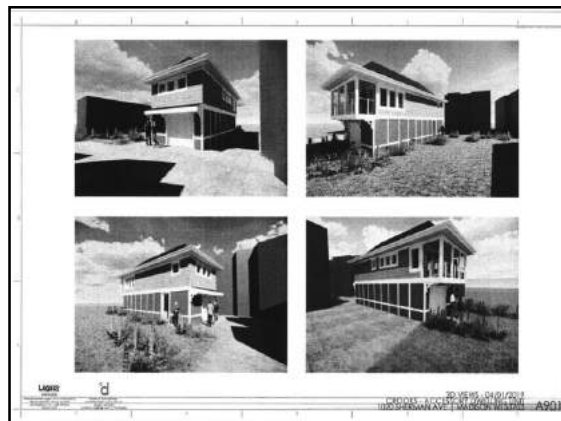
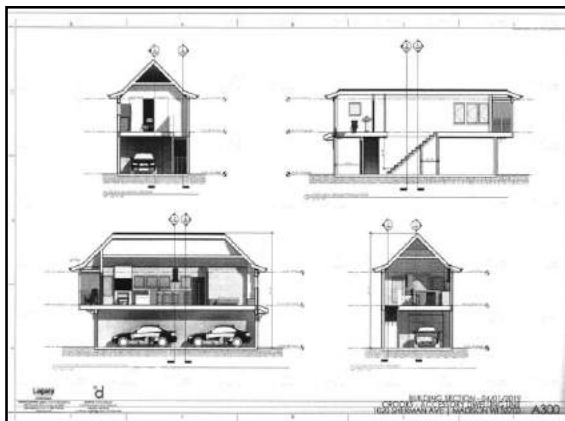
1020 Sherman Ave

Garage & ADU Project 2020

- ## Introduction
- A. House -1020 Sherman Ave. We love it!
 - 1. 3 Bedrooms
 - 2. 2 Baths
 - 3. No Garage
 - B. Family
 - 1. 4 kids; one engaged
 - 2. 5 siblings
 - 3. Insufficient Room
 - C. Solution
 - 1. A Garage
 - 2. ADU

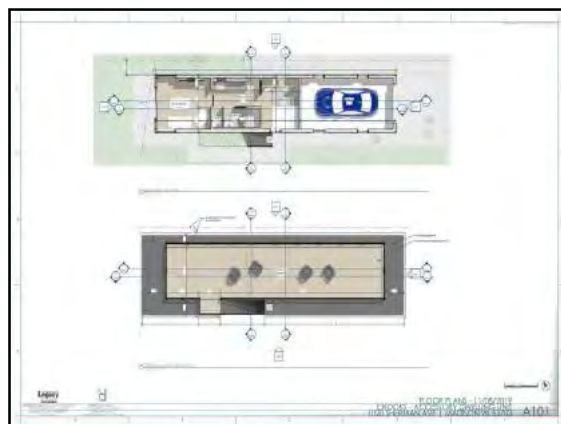
- ## Original Plan
- A. 2 Story-2 Stall Garage
 - 1. 25 ft. high x 38ft. long
 - 2. Garage on first floor-full apartment on 2nd
 - 3. \$5,000 to design
 - B. Jan Schur Objects
 - 1. Too big
 - 2. Concerns about rental/safety
 - C. Pete Malone Objects
 - 1. Too close to lot line
 - 2. Cannot safely drive car

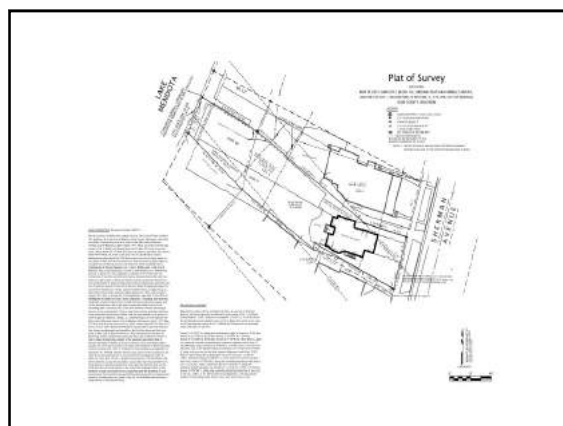
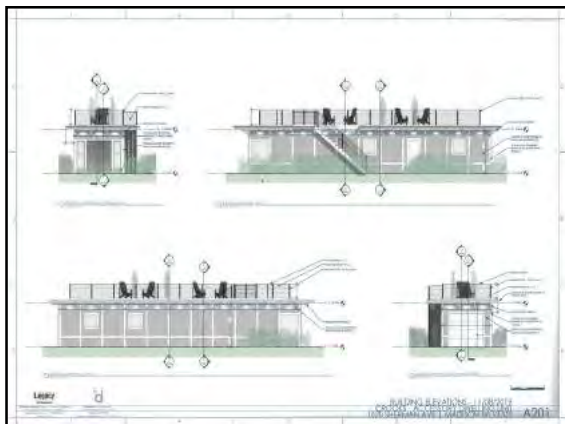




Current Plan

- A. 1 Stall-1 Story-ADU Behind
- B. 54 Ft. Long-9-10ft high
 - 1. Deck on top
 - 2. Same height as Schur Garage
 - 3. ADU on back=350- sq.ft.
- C. Will match house in color and style
- D. \$3,000 to redesign





LAND USE APPLICATION - LETTER OF INTENT	
From:	Legacy Custom Remodeling, LLC Jack Wanta, Owner 7622 Emerald Road Vernon, WI 53797 jwanta@legacymr.com Phone: 408.835.1827
Architect:	Ryan Schukie OpenDesigns.com 310 West Washington Ave., Suite 475 Madison, WI 53703 ryan.schukie@opendesigns.com Phone: 773-423-4434
Re:	Letter of Intent for Garage and Accessory Dwelling Unit (ADU) 1329 Sherman Avenue, Madison, WI 53703 Owner: Mike and Maureen Condit mccm@condits.com Phone: 408-287-3128
Date:	February 18, 2020
Project Team:	<ul style="list-style-type: none"> Jack Wanta, owner of Legacy Custom Remodeling will general oversee the construction of this single story, garage and residential dwelling accessory unit in rear of house Subcontractors and material suppliers as coordinated by general contractor
Dwelling Conditions:	<ul style="list-style-type: none"> Residential home with large backyard No existing attached buildings will be changed Construction access to rear yard will be on north side of house, rear side as home's driveway and rear garage.
Project Schedule:	<ul style="list-style-type: none"> May 21st - Plan Commission meeting and approval of ADU May 22nd - zoning, building permits, parks fee, prep site for access, utility connections June 1st - excavate and pour foundation September 1st - complete building, remove landscaping trees

Proposed Uses:	<ul style="list-style-type: none"> Garage for owner occupied residence This ADU is planned to be used by the owner's family (two children and seven siblings) when visiting The ADU is 700 square feet of conditioned space and 75 square feet of open front porch.
Hours of Operation of Construction:	<ul style="list-style-type: none"> Monday-Friday: 7:30 a.m. to 1:00 p.m. Saturday: 8:00 a.m. to 5:00 p.m.
Building Square Footage:	<ul style="list-style-type: none"> Total size of building is 700 square feet of building footprint
Number of Dwelling Units:	<ul style="list-style-type: none"> After project is completed, this lot will have one primary dwelling unit, plus one garage and one accessory dwelling unit (total of 2 dwelling units) behind the garage.
Auto Parking:	<ul style="list-style-type: none"> The garage will open up a spot on Sherman Avenue where parking is at a premium.
Lot Coverage and Usable Open Space Calculations:	<ul style="list-style-type: none"> Existing home = 3,500 square feet Existing driveway, front porch and back patio = 1,000 square feet Proposed ADU = 700 square feet 1029 Sherman Avenue lot parcel = 9,900 square feet Remaining available open AFTER completing proposed ADU = 6,800 square feet which is 70% green space
Value of Land (existing):	<ul style="list-style-type: none"> Land Value: \$100,000.00 Improved Value: \$200,000.00 Total Value: \$300,000.00
Estimated Project Cost:	<ul style="list-style-type: none"> Estimated costs to building proposed garage and ADU is \$100,000.00
Number of Construction and Full-Time Equivalent Jobs Created:	<ul style="list-style-type: none"> Forecasted 4 full-time equivalent jobs created for 6 weeks
Public Safety Required:	<ul style="list-style-type: none"> The public safety is being requested

Strategy 2: Support development of a wider mix of housing types, sizes, and costs throughout the City.

- 1. **Encourage the development of multi-unit, multi-family housing.**
- 2. **Encourage the development of multi-unit, multi-family housing in areas with high potential for transit-oriented development.**
- 3. **Encourage the development of multi-unit, multi-family housing in areas with high potential for transit-oriented development.**

Multi-unit, multi-family housing is a key component of a diverse housing market. It provides a range of housing options, from small studio units to large multi-unit buildings. This type of housing is essential for meeting the needs of a diverse population, including young professionals, students, and families. Encouraging the development of multi-unit, multi-family housing can help address the housing needs of all residents and contribute to a vibrant, inclusive community.

4. Housing Needs
The City has a diverse population with a wide range of housing needs. From young professionals to families, the City must provide a variety of housing options to meet the needs of all residents. This includes affordable housing, multi-unit housing, and housing with flexible lease terms. By addressing these diverse housing needs, the City can ensure that all residents have access to safe, secure, and affordable housing.

3. Life Cycle Housing

Housing is a critical component of the life cycle of a resident. From childhood to old age, housing plays a central role in a person's life. The City must provide a range of housing options to support each stage of the life cycle, ensuring that all residents have access to safe, secure, and affordable housing throughout their lives.

Multi-Unit Housing
Multi-unit housing is a key component of a diverse housing market. It provides a range of housing options, from small studio units to large multi-unit buildings. This type of housing is essential for meeting the needs of a diverse population, including young professionals, students, and families. Encouraging the development of multi-unit, multi-family housing can help address the housing needs of all residents and contribute to a vibrant, inclusive community.

- 1. **Encourage the development of multi-unit, multi-family housing.**
- 2. **Encourage the development of multi-unit, multi-family housing in areas with high potential for transit-oriented development.**
- 3. **Encourage the development of multi-unit, multi-family housing in areas with high potential for transit-oriented development.**



Multi-unit housing development in an urban area.

4. Income-Targeted Housing

Income-targeted housing is a key component of a diverse housing market. It provides a range of housing options for residents with lower incomes, ensuring that all residents have access to safe, secure, and affordable housing. This type of housing is essential for meeting the needs of a diverse population and contributing to a vibrant, inclusive community.

5. Match Developers with Opportunities
The City can help to create the amount of affordable housing by identifying key areas for development. This includes areas with high potential for transit-oriented development, areas with high potential for multi-unit housing, and areas with high potential for income-targeted housing. By matching developers with these opportunities, the City can ensure that all residents have access to safe, secure, and affordable housing.

6. Density and Height Allowances
Density and height allowances are key components of a diverse housing market. They provide a range of housing options for residents with lower incomes, ensuring that all residents have access to safe, secure, and affordable housing. This type of housing is essential for meeting the needs of a diverse population and contributing to a vibrant, inclusive community.



A group of people standing in front of a modern multi-unit residential building.

7. A group of Modern multi-unit housing units
This image shows a group of modern multi-unit housing units. These units are designed to be safe, secure, and affordable, providing a range of housing options for residents with lower incomes. Encouraging the development of these units can help address the housing needs of all residents and contribute to a vibrant, inclusive community.

4. Rent-Targeted Housing

Rent-targeted housing is a key component of a diverse housing market. It provides a range of housing options for residents with lower incomes, ensuring that all residents have access to safe, secure, and affordable housing. This type of housing is essential for meeting the needs of a diverse population and contributing to a vibrant, inclusive community.

5. Preserve Affordable Housing
Preserving affordable housing is a key component of a diverse housing market. It ensures that all residents have access to safe, secure, and affordable housing throughout their lives. This type of housing is essential for meeting the needs of a diverse population and contributing to a vibrant, inclusive community.



A modern multi-unit residential building with a mix of housing types.

Strategy 3: Increase the amount of available housing.

- 1. **Encourage the development of multi-unit, multi-family housing.**
- 2. **Encourage the development of multi-unit, multi-family housing in areas with high potential for transit-oriented development.**
- 3. **Encourage the development of multi-unit, multi-family housing in areas with high potential for transit-oriented development.**

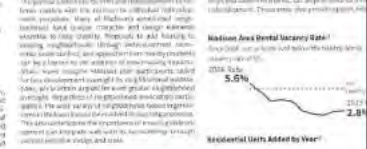
Increasing the amount of available housing is a key component of a diverse housing market. It provides a range of housing options for residents with lower incomes, ensuring that all residents have access to safe, secure, and affordable housing. This type of housing is essential for meeting the needs of a diverse population and contributing to a vibrant, inclusive community.

4. Incentives to Build Affordable Housing
Incentives to build affordable housing are a key component of a diverse housing market. They provide a range of housing options for residents with lower incomes, ensuring that all residents have access to safe, secure, and affordable housing. This type of housing is essential for meeting the needs of a diverse population and contributing to a vibrant, inclusive community.

5. Incentives to Build Affordable Housing

Incentives to build affordable housing are a key component of a diverse housing market. They provide a range of housing options for residents with lower incomes, ensuring that all residents have access to safe, secure, and affordable housing. This type of housing is essential for meeting the needs of a diverse population and contributing to a vibrant, inclusive community.

6. Incentives to Build Affordable Housing
Incentives to build affordable housing are a key component of a diverse housing market. They provide a range of housing options for residents with lower incomes, ensuring that all residents have access to safe, secure, and affordable housing. This type of housing is essential for meeting the needs of a diverse population and contributing to a vibrant, inclusive community.



7. Incentives to Build Affordable Housing
Incentives to build affordable housing are a key component of a diverse housing market. They provide a range of housing options for residents with lower incomes, ensuring that all residents have access to safe, secure, and affordable housing. This type of housing is essential for meeting the needs of a diverse population and contributing to a vibrant, inclusive community.

8. Incentives to Build Affordable Housing

Incentives to build affordable housing are a key component of a diverse housing market. They provide a range of housing options for residents with lower incomes, ensuring that all residents have access to safe, secure, and affordable housing. This type of housing is essential for meeting the needs of a diverse population and contributing to a vibrant, inclusive community.

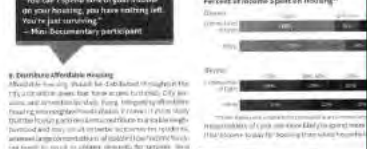
Strategy 4: Integrate lower priced housing, including subsidized housing, into complex developments.

- 1. **Encourage the development of multi-unit, multi-family housing.**
- 2. **Encourage the development of multi-unit, multi-family housing in areas with high potential for transit-oriented development.**
- 3. **Encourage the development of multi-unit, multi-family housing in areas with high potential for transit-oriented development.**

Integrating lower priced housing, including subsidized housing, into complex developments is a key component of a diverse housing market. It provides a range of housing options for residents with lower incomes, ensuring that all residents have access to safe, secure, and affordable housing. This type of housing is essential for meeting the needs of a diverse population and contributing to a vibrant, inclusive community.

4. Incentives to Build Affordable Housing
Incentives to build affordable housing are a key component of a diverse housing market. They provide a range of housing options for residents with lower incomes, ensuring that all residents have access to safe, secure, and affordable housing. This type of housing is essential for meeting the needs of a diverse population and contributing to a vibrant, inclusive community.

5. Incentives to Build Affordable Housing
Incentives to build affordable housing are a key component of a diverse housing market. They provide a range of housing options for residents with lower incomes, ensuring that all residents have access to safe, secure, and affordable housing. This type of housing is essential for meeting the needs of a diverse population and contributing to a vibrant, inclusive community.



6. Incentives to Build Affordable Housing
Incentives to build affordable housing are a key component of a diverse housing market. They provide a range of housing options for residents with lower incomes, ensuring that all residents have access to safe, secure, and affordable housing. This type of housing is essential for meeting the needs of a diverse population and contributing to a vibrant, inclusive community.

4. Rent-Targeted Housing

Rent-targeted housing is a key component of a diverse housing market. It provides a range of housing options for residents with lower incomes, ensuring that all residents have access to safe, secure, and affordable housing. This type of housing is essential for meeting the needs of a diverse population and contributing to a vibrant, inclusive community.

5. Preserve Affordable Housing
Preserving affordable housing is a key component of a diverse housing market. It ensures that all residents have access to safe, secure, and affordable housing throughout their lives. This type of housing is essential for meeting the needs of a diverse population and contributing to a vibrant, inclusive community.



A modern multi-unit residential building with a mix of housing types.

Strategy 5: Provide housing options with health and social services for residents who need most, including residents experiencing homelessness.

- 1. **Encourage the development of multi-unit, multi-family housing.**
- 2. **Encourage the development of multi-unit, multi-family housing in areas with high potential for transit-oriented development.**
- 3. **Encourage the development of multi-unit, multi-family housing in areas with high potential for transit-oriented development.**

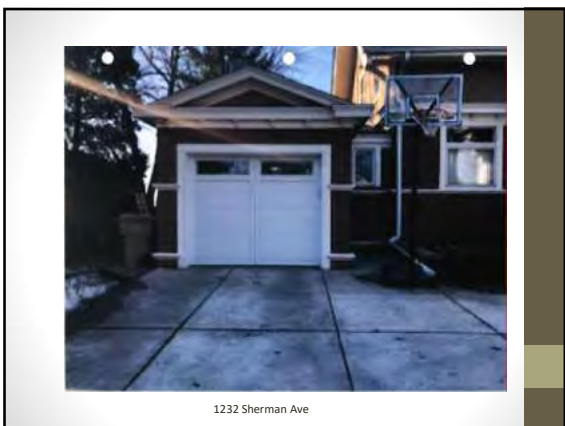
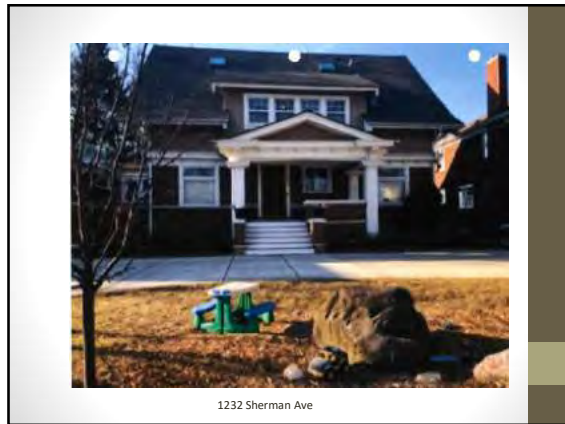
Providing housing options with health and social services for residents who need most, including residents experiencing homelessness, is a key component of a diverse housing market. It ensures that all residents have access to safe, secure, and affordable housing. This type of housing is essential for meeting the needs of a diverse population and contributing to a vibrant, inclusive community.

4. Incentives to Build Affordable Housing
Incentives to build affordable housing are a key component of a diverse housing market. They provide a range of housing options for residents with lower incomes, ensuring that all residents have access to safe, secure, and affordable housing. This type of housing is essential for meeting the needs of a diverse population and contributing to a vibrant, inclusive community.

5. Incentives to Build Affordable Housing
Incentives to build affordable housing are a key component of a diverse housing market. They provide a range of housing options for residents with lower incomes, ensuring that all residents have access to safe, secure, and affordable housing. This type of housing is essential for meeting the needs of a diverse population and contributing to a vibrant, inclusive community.



6. Incentives to Build Affordable Housing
Incentives to build affordable housing are a key component of a diverse housing market. They provide a range of housing options for residents with lower incomes, ensuring that all residents have access to safe, secure, and affordable housing. This type of housing is essential for meeting the needs of a diverse population and contributing to a vibrant, inclusive community.





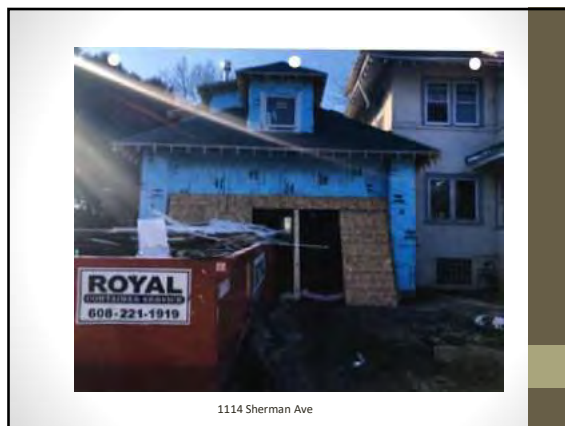
1028 Sherman Ave



1028 Sherman Ave



1114 Sherman Ave



1114 Sherman Ave



Old Garage At 1020 Sherman Ave



Prior Permit

- A. Issued in 2011
- B. Never Built

<h1 style="margin: 0;">1020</h1>	
CITY OF MADISON	
BUILDING PERMIT	
<small>NOTICE OF NON-COMPLIANCE The issuing jurisdiction shall verify the applicant is notified of any violations to be corrected. All such violations shall be corrected within 30 days after notification unless otherwise ordered by the permit.</small>	
SITE ADDR.	1020 SHERMAN AVE
PROJECT	12 X 26 GARAGE
OWNER	THEBEN, MICHAEL
ISSUED BY	Frederick Reinben
DATE	05/02/2011 <small>ISSUE DATE</small> 218-4581
INSPECTOR	Roger Schrader <small>608-266-4553</small>

This permit card must be displayed in a conspicuous location unobstructed from public view.

City of Madison

ELECTRICAL

Permit

Inspector Approved
City of Madison
608-266-4553
EPermit@cityofmadison.com

<small>Project Number of</small> 820 SHERMAN AVE	<small>Permit Number</small> 8822011	<small>Inspector Number</small> DEINKE, D11-04282
<small>Owner Name</small> THEBEN, MICHAEL	<small>Project Address</small> 1020 SHERMAN AVE MADISON, WI 53703	
<small>Contract Name</small>	<small>License Holder Number</small>	
<small>Contract Being Added</small>		

This permit is issued on condition of the work indicated. It is hereby agreed that all work will be installed in accordance with all City of Madison Ordinances and department rules relating to such work.

TYPE OF BUILDING: PROJECT CLASS: 12 X 26 GARAGE
NATURE OF JOB: NEW

EXISTING OPENINGS
(Number of Openings Allowed) (Includes: Commercial Outlets, Switches, Fuses, Feed Appliances, etc.)
Minimum fee \$10.00
\$2.00 per opening for the first 20 openings, plus
\$1.00 per opening for the additional 2-10 openings, plus
\$.50 per opening for the additional 1-10 openings, plus
\$.10 per opening for all openings over 100.

Item Description	Units	Fee
Inspected Electrical Inspection Fee	300	\$300
TOTAL INSPECTION FEES:		\$300

24

Thank You!



Madeline Kasper <maddiekasper4@gmail.com>

Fwd: ADU 1022 Sherman Av

1 message

Jonny Hunter <president@tenneylapham.org>

Thu, Apr 9, 2020 at 6:58 PM

To: "<tlna-council@googlegroups.com>" <tlna-council@googlegroups.com>

another neighbors comments

----- Forwarded message -----another n

From: **Peter Melone** <pm07123@yahoo.com>

Date: Thu, Apr 9, 2020 at 4:52 PM

Subject: ADU 1022 Sherman Av

To: president@tenneylapham.org <president@tenneylapham.org>

TLNA Council

% Jonny Hunter

[Re: ADU proposed for 1020 Sherman Av](#)

[There is some controversy in regards to this proposed ADU. I am located at 1022 Sherman Av and am adjacent to 1020 Sherman Av. I am friends with Jan Schur and the Crooks.](#)

[I feel that any project that has the possibility of affecting an entire neighborhood requires notification of the entire neighborhood since the approval of one will allow others. The Planning commission can only contact the next door neighbors. I feel that the TLNA should contact those who may be most affected. I hope that others will reply to my observations and let me know their feelings about this ADU.](#)

MGO 28.183 (6)(a)3.

The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.

MGO 28.183 (6)(a)9.

When applying the above standards to any new construction of a building or an addition to an existing building the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district. In order to find that this standard is met, the Plan Commission may require the applicant to submit plans to the Urban Design Commission for comment and recommendation. (Am. by ORD-14-00030, 2-18-14)

Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

[Does the proposed ADU fit the character of the house and its environment?](#)
[Does the 33 feet of Lake Front give enough space for two living units?](#)

Is the shape of the lot a factor? The lots of 1000 through 1026 Sherman Av are part of Bock 165 of the Original Plat. These lot boundaries are not perpendicular to Sherman Av, but are slanted from Sherman av. Thus, the Lake view will be more obstructed from 1022 Sherman and from the sidewalk than from the primary house at 1020 Sherman av.

The TR-C Districts are established to stabilize, protect and encourage throughout the City the essential characteristics of the residential areas typically located on the Isthmus, near East and near West portions of the City, and to promote and encourage a suitable environment for family life while accommodating a full range of life-cycle housing. The districts are also intended to:

- (a) Promote the preservation, development and redevelopment of traditional residential neighborhoods in a manner consistent with their distinct form and residential character.
- (b) Ensure that new buildings and additions to existing buildings are designed with sensitivity to their context in terms of building placement, facade width, height and proportions, garage and driveway placement, landscaping, and similar design features.
- (c) Maintain and improve the viability of existing housing of all types, while providing for updating of older housing in a context-sensitive manner.
- (d) Maintain or increase compatibility between residential and other allowed uses, and between different housing types, where permitted, by maintaining consistent building orientation and parking placement and screening.
- (e) Facilitate the preservation, development or redevelopment goals of the comprehensive plan and of adopted neighborhood, corridor or special area plans.

The proposed accessory building's 700 sq. ft. size, as compared to a < 576 sq. ft. version, will be judged by PC as to whether or not it "*creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district.*"

Should the length and/or width be a considered as a factor of the square footage?

The Tenney-Lapham Neighborhood Plan could also be considered with regard to this CU. There are brief references in the Tenney-Lapham Neighborhood Plan of the Sherman Avenue National Historic District, saying on page 44 that preservation of historic resources is desired and that working to convert the two Tenney-Lapham national historic districts into local districts is a goal. That has not occurred. There are also some references on pages 14 and 15 that relate to the Plan's Goal 1: "Restore and preserve the residential character of the Tenney-Lapham neighborhood". Those references do not address ADUs, but mention that garages should be beside or behind dwellings. Goal 1's discussion mentions that new development is "designed to be comparable with, and sensitive to, the existing form of the neighborhood, with particular attention to nearby structures. It is perhaps debatable as to whether or not the proposed ADU is new development given that the Plan seems to be discussing new primary dwelling units.

Does the "residential character" apply to all residential living units, thereby including AUDs?

Written by Peter Melone

--

Jonny Hunter
President TLNA
tenneylapham.org

--

You received this message because you are subscribed to the Google Groups "TLNA Council" group.
To unsubscribe from this group and stop receiving emails from it, send an email to tlna-council+unsubscribe@googlegroups.com.

4/9/2020

Gmail - Fwd: ADU 1022 Sherman Av

To view this discussion on the web visit <https://groups.google.com/d/msgid/tlna-council/CAOL-M2zbTkgKuzp5SNNwiMD7T0CXnPgvGSGeqBVeVxy4jUTDPA%40mail.gmail.com>.



Madeline Kasper <maddiekasper4@gmail.com>

Fwd: Crooks application

6 messages

Jonny Hunter <president@tenneylapham.org>

Tue, Apr 7, 2020 at 3:25 PM

To: "<tlna-council@googlegroups.com>" <tlna-council@googlegroups.com>

This is from one of the neighbors to [1020 Sherman Ave.](#) This is in opposition to an ADU being proposed.

Jonny

----- Forwarded message -----

From: **Jan Schur** <schurs1016@gmail.com>

Date: Tue, Apr 7, 2020 at 2:36 PM

Subject: Crooks application

To: Jonny Hunter <President@tenneylapham.org>

Thank you for forwarding this to the Board.

I am Jan Schur. I live at [1016 Sherman Av.](#), next door to the subject property. The Tenney Lapham neighborhood association, in fact, originated in my living room. My previous list of concerns reflected my fear that this house/garage will affect

1. My Personal safety
2. Reduction of property value
3. Difficulty in selling my house.

I have lived here for 46 years and am almost 80 years old.

These are fears. Now I will detail how this project violates 4 of the 16 standards that must be met in order to be approved by the Plan Commission.

The 4 standards that I am concerned with are:

Standard #1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety or general welfare.

Standard # 3. The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.

Standard #5. Adequate utilities, access roads, drainage, parking supply ... are being provided.

Standard # 9. When applying the ...the Commission shall find that the project creates an environment of sustained aesthetic desirability with the existing or intended character of the area...the Commission may require that the applicant submit plans to the Urban Design Commission for comment and recommendation.

This project fails to meet these standards as follows:

1. The general architecture of the building does not relate to the principal house or adjacent building or create an environment of sustained aesthetic desirability. . (condition 9) I would like this referred to the Urban Design Commission.
2. The 54 foot deck (not related to the principal house) is a source of potential noise (conditions 1, 3 and 9.)
3. The location of the ADU blocks sightlines of adjacent properties (1016 and 1024) to the lake (condition 3).
4. The new building provides one parking space for existing principal building but no parking space for the ADU (conditions 3 and 5).'

5. The stated purpose of the ADU was to provide short term housing for family members. This ADU could, however, be used for short term rental including airbnb rentals.. (conditions 1 and 3). If this project is approved it will set a precedent that will allow for more rental and airbnb units to be built behind homes on the Sherman Ave. lake front. This official Wisconsin Historic District will be forever changed.

Thank you for considering my objections. I hope that you will not approve this ADU

I will try to speak at the Zoom meeting and answer any of your questions. Meanwhile, feel free to write or call me at 251-4894.

Jan Schur

parking supply , ... have been or are being provided.

--

Jonny Hunter
President TLNA
tenneylapham.org

--

You received this message because you are subscribed to the Google Groups "TLNA Council" group.
To unsubscribe from this group and stop receiving emails from it, send an email to tlna-council+unsubscribe@googlegroups.com.
To view this discussion on the web visit https://groups.google.com/d/msgid/tlna-council/CAOL-M2xV-wWjaF6L--iK_ykwOp1g%3DhKhTvJ_whxjCJh4E1_TiQ%40mail.gmail.com.

Bob Klebba <bob.klebba@gmail.com>

Tue, Apr 7, 2020 at 4:49 PM

To: "<tlna-council@googlegroups.com>" <tlna-council@googlegroups.com>

I'm missing the information on the adu application for 1020 Sherman. Has anyone anything on this?
Best Bob

Bob Klebba, he him his
704 E Gorham St
Madison WI 53703-1522
608-209-8100

[Quoted text hidden]

[Quoted text hidden]

To view this discussion on the web visit <https://groups.google.com/d/msgid/tlna-council/5e8cf9f0.1c69fb81.d7200.cd5f%40mx.google.com>.

Keith R. Wessel <keith@greatdanelaw.com>

Tue, Apr 7, 2020 at 5:11 PM

To: Bob Klebba <bob.klebba@gmail.com>, "<tlna-council@googlegroups.com>" <tlna-council@googlegroups.com>

He is going to send a Power Point presenta on.

[Quoted text hidden]

[Quoted text hidden]

To view this discussion on the web visit <https://groups.google.com/d/msgid/tlna-council/f5e13e4657744334a32f1b2e49d6cbbd%40greatdanelaw.com>.

Heck, Patrick <district2@cityofmadison.com>

Tue, Apr 7, 2020 at 6:42 PM

To: Bob Klebba <bob.klebba@gmail.com>, "<tlna-council@googlegroups.com>" <tlna-council@googlegroups.com>

The application materials are housed here:

<https://madison.legistar.com/LegislationDetail.aspx?ID=4390884&GUID=92EE3DA9-B70B-4356-A0CE-D6B747336397&Options=ID|Text|&Search=1020+Sherman>

Alder Patrick Heck
608-286-2260

To subscribe to District 2 updates go to: <http://www.cityofmadison.com/council/district2/>

From: tlna-council@googlegroups.com <tlna-council@googlegroups.com> on behalf of Bob Klebba <bob.klebba@gmail.com>

Sent: Tuesday, April 7, 2020 4:49 PM

To: <tlna-council@googlegroups.com>

Subject: Re: Fwd: Crooks applica on

[Quoted text hidden]

[Quoted text hidden]

To view this discussion on the web visit <https://groups.google.com/d/msgid/tlna-council/1586302931807.86350%40cityofmadison.com>.

Keith R. Wessel <keith@greatdanelaw.com>

Tue, Apr 7, 2020 at 7:20 PM

To: "Heck, Patrick" <district2@cityofmadison.com>, Bob Klebba <bob.klebba@gmail.com>, "<tlna-council@googlegroups.com>" <tlna-council@googlegroups.com>

Patrick,

Can you help us understand what considera ons are unique to this ADU being proposed on lake front property?

[Quoted text hidden]

[Quoted text hidden]

To view this discussion on the web visit <https://groups.google.com/d/msgid/tlna-council/99936fcb241e454abc8a9a0e52a241c9%40greatdanelaw.com>.

Heck, Patrick <district2@cityofmadison.com>

Tue, Apr 7, 2020 at 7:27 PM

To: "Keith R. Wessel" <keith@greatdanelaw.com>, Bob Klebba <bob.klebba@gmail.com>, "<tlna-council@googlegroups.com>" <tlna-council@googlegroups.com>

Yes, I'll be sending some potential discussion points to TLNA Council either tonight or tomorrow. I will also be sending those to the applicant and the two adjacent neighbors that I have heard from.

Patrick

Alder Patrick Heck
608-286-2260

To subscribe to District 2 updates go to: <http://www.cityofmadison.com/council/district2/>

From: Keith R. Wessel <keith@greatdanelaw.com>

Sent: Tuesday, April 7, 2020 7:20 PM

To: Heck, Patrick; Bob Klebba; <tlna-council@googlegroups.com>

Subject: RE: Fwd: Crooks applica on

[Quoted text hidden]

[Quoted text hidden]

4/9/2020

Gmail - Fwd: Crooks application

To view this discussion on the web visit <https://groups.google.com/d/msgid/tlna-council/1586305620552.91248%40cityofmadison.com>.

From: Alder Patrick Heck
To: TLNA Council
Re: Proposed ADU and Garage at 1020 Sherman Ave

Forwarded to: Michael Crooks (applicant), Jan Schur (neighbor), Peter Melone (neighbor)

April 8, 2020

Due to a conflicting city meeting, it is unlikely that I will be able to participate in TLNA's April 9 virtual monthly meeting. If my city meeting ends earlier than anticipated, I will join you.

On your agenda is a request by the owners of 1020 Sherman Avenue who are seeking support for Condition Uses (CU) related to a proposed Accessory Dwelling Unit (ADU) that they have applied for. The title of that application in [legistar](#) provides a good description of the proposal:

“Consideration of a conditional use in the Traditional Residential-Consistent 2 (TR-C2) District to construct accessory building exceeding 576 square feet of area; consideration of a conditional use for lakefront development, and; consideration of a conditional use in the TR-C2 District for an accessory dwelling unit, all to allow construction of a 1,000 square-foot accessory building containing a one-stall garage, an accessory dwelling unit, and a usable rooftop.”

Note: I have asked city staff if the title is incorrect in saying “1,000-square-foot” rather than the 700 square foot indicated in the submitted plans, but that issue is not resolved as of this writing. The applicant should be able to verify the measurements at Thursday's meeting.

As you read above, there are three items that Plan Commission (PC) is expected to consider at our April 27 meeting (note that the April 13 PC meeting is its first virtual meeting, so there is a slight possibility that if things do not go smoothly, the consideration could be put off, but I don't anticipate delay is likely):

1. A CU for construction of an accessory building > 576 sq. ft.;
2. A CU for lakefront development, and
3. A CU for an ADU in the TR-C2 zoning district

Those three matters are what PC will consider and if those three CUs are granted, the proposal will move forward, assuming that the project complies with all conditions of approval detailed by city staff and PC. I encourage TLNA Council, on behalf of the neighborhood, to provide input to your alder and to PC on any or all of those three matters and/or general input on the proposal.

I apologize for my typically long-winded analysis that follows, but I want to present as much material as possible to be fair to all who will attend Thursday's meeting, assuming I will not be there.

I recognize that TLNA Council is not PC and vice versa; it is not expected that neighborhood associations become experts in the nuances involved in PC considerations. That said, I am supplying below what I believe to be most of the pertinent information for this application, as well as a few comments that might help guide your discussion, if you care to delve into these

matters. There is no requirement for you to delve into them all. There likely will be other pertinent information presented by the applicant and/or neighbors.

Note that as a member of Plan Commission, I tend not to weigh in on PC agenda items until all input is taken and I have the opportunity to discuss an application with my fellow commissioners.

Some General Ordinance Provisions Concerning Accessory Dwelling Units:

The city's ordinances do not allow for ADUs to be rented as Tourist Rooming Houses. So, platforms such as Airbnb could not be used for short term rentals of this proposed ADU. Certainly, it could be rented for individual stays longer than 30 days, which is true of any ADU or primary dwelling. Those rentals must follow typical policies related to leasing apartments or houses.

Note that ordinances require that when an ADU is present, either the ADU or the primary dwelling (the existing house in this circumstance) must be the primary residence of the owner.

Also note that when PC considers any statements by applicants concerning who will or will not live in a dwelling unit, primary or accessory, commissioners tend to be concerned with the long-term view, e.g., PC will consider all scenarios including if sometime in the future the person making a statement might no longer be the owner.

Zoning:

In the zoning code, there are “permitted” and “conditional” uses in each zoning district. Permitted uses do not require approval by PC whereas conditional uses do. For instance, if the ADU/garage structure for this proposal was ≤ 576 square feet, it would be a permitted use in TR-C2 and PC would not need to consider the standards of approval on the size issue.

Conditional Uses also have bounds – many uses are not allowed in many zoning districts whether permitted or conditional, e.g., you can't build a factory on Sherman Avenue. Other than obtaining the three required CUs mentioned above, this proposal appears to meet zoning requirements for the TR-C2 district.

A Thought About General City Zoning/Housing Policy Direction:

Generally, the city is working towards increasing housing density in various ways, including some chatter about exploring the enactment of zoning changes that would allow more than one housing unit per parcel in single-family dwelling zoning districts (as Minneapolis has done). No changes related to this have been proposed in Madison; it is totally unclear which residential zoning districts might be included, and if exceptions would exist, e.g., on lakefront properties. Another related approach that is already in zoning code is allowing ADUs as permitted or conditional uses in most residential zoning districts – this allows for increased housing density.

From what I gather from some city staff, they are unaware of an ADU application being denied by PC in residential zoning districts in recent years. This particular application, however, is

somewhat unique by virtue of being on a lakefront and being in a National Historic District, as you will read below. Note too that Plan Commission has recently approved Conditional Uses for single-family dwellings on lakefront properties that some felt were inappropriately large and/or out of character. I can't predict at all how PC will consider this application.

Conditional Use Considerations:

1. A CU for construction of an accessory building > 576 sq. ft.

This is a check on making sure that larger accessory buildings (garage, shed, ADU, etc., combinations thereof) also meet the standards of approval, which includes considering any impacts on neighboring properties. Requiring a CU for > 576 sq. ft. is a way of putting more eyes on the proposal rather than just permitting it outright if it were smaller. From what I see at this point, the standards of approval that may (or may not) draw PC attention on this CU are:

MGO 28.183 (6)(a)3.

The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.

This standard could be referenced in a discussion of any impacts that a proposed accessory building of 700 square feet rather than < 576 sq. ft., might have on adjacent or nearby properties in terms of currently established uses, values, and enjoyment.

MGO 28.183 (6)(a)4.

The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

This standard could be referenced in a discussion of how a proposed accessory building of 700 square feet rather than < 576 square feet might impact any the future development activities on adjacent or nearby properties.

MGO 28.183 (6)(a)9.

When applying the above standards to any new construction of a building or an addition to an existing building the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district. In order to find that this standard is met, the Plan Commission may require the applicant to submit plans to the Urban Design Commission for comment and recommendation. (Am. by ORD-14-00030, 2-18-14)

This standard is mostly about “character” and with regard to this CU, it is about the 700 sq. ft. accessory building’s aesthetic desirability in comparison with the existing or intended character, particularly when compared to a 576 square accessory building which would not be subject to this standard of approval.

According to the city’s Preservation Planner, the “character” of the parcel is at least partially defined by its being in the Sherman Ave. National Historic District. She says:

“The subject property is located in the Sherman Avenue National Register Historic District. At the time of designation in 1988, there were 76 contributing primary structures and 42 contributing garages and boathouses. The district is significant for its architecture and is representative of the styles of residential architecture of working and middle class neighborhoods in Madison in the late 19th and early 20th centuries. The description of resources includes the following statement: “garages and boathouses are typically of non-descript design and are located toward the rear of the property.” The proposed new ADU appears to meet that description for style and placement of an accessory structure in this district.

National Register listing is an honorary designation with financial incentives to encourage property owners to rehabilitate historic structures for new and ongoing uses. The Secretary of the Interior’s Standards for Rehabilitation have this to say about new structures:

Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed new structure appears to meet those standards. As such, this proposal would not damage the integrity of the National Register-designated historic district.”

It is important to note that city staff has not prepared their formal report to PC for the application, so the Preservation Planner’s input above should be considered preliminary.

As for the zoning district statement of purpose mentioned in MGO 28.183 (6)(a)9., the statement of purpose for all Traditional Residential Districts follow:

(1) Statement of Purpose.

The TR-C Districts are established to stabilize, protect and encourage throughout the City the essential characteristics of the residential areas typically located on the Isthmus, near East and near West portions of the City, and to promote and encourage a suitable environment for family life while accommodating a full range of life-cycle housing. The districts are also intended to:

- (a) Promote the preservation, development and redevelopment of traditional residential neighborhoods in a manner consistent with their distinct form and residential character.
- (b) Ensure that new buildings and additions to existing buildings are designed with sensitivity to their context in terms of building placement, facade width, height and proportions, garage and driveway placement, landscaping, and similar design features.
- (c) Maintain and improve the viability of existing housing of all types, while providing for updating of older housing in a context-sensitive manner.

- (d) Maintain or increase compatibility between residential and other allowed uses, and between different housing types, where permitted, by maintaining consistent building orientation and parking placement and screening.
- (e) Facilitate the preservation, development or redevelopment goals of the comprehensive plan and of adopted neighborhood, corridor or special area plans.

The proposed accessory building's 700 sq. ft. size, as compared to a < 576 sq. ft. version, will be judged by PC as to whether or not it "*creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district.*"

2. A CU for lakefront development:

It appears that the proposed accessory building will meet the standards of approval for MGO 28.138 - *Lakefront Development*, but TLNA could hear otherwise at their meeting.

3. A CU for an ADU in the TR-C2 zoning district

For this CU the size of the proposed accessory building is not an issue. Instead, PC will be applying the standards of approval only to the Accessory Dwelling Unit component of the accessory building.

Perhaps some of MGO 28.183 (6)(a)'s introductory prose will be considered:

"The City Plan Commission shall not approve a conditional use without due consideration of the recommendations in the City of Madison Comprehensive Plan and any applicable, neighborhood, neighborhood development, or special area plan, including design guidelines adopted as supplements to these plans."

That prose perhaps could also be considered with regard to "1. A CU for construction of an accessory building > 576 sq. ft.", but my inclination is to think it is more applicable for this CU. Any discussion of this could be similar to that of MGO 28.183 (6)(a)9. above because it will likely focus on the site being in the Sherman Avenue National Historic District.

The Tenney-Lapham Neighborhood Plan could also be considered with regard to this CU. There are brief references in the Tenney-Lapham Neighborhood Plan of the Sherman Avenue National Historic District, saying on page 44 that preservation of historic resources is desired and that working to convert the two Tenney-Lapham national historic districts into local districts is a goal. That has not occurred. There are also some references on pages 14 and 15 that relate to the Plan's Goal 1: "Restore and preserve the residential character of the Tenney-Lapham neighborhood". Those references do not address ADUs, but mention that garages should be beside or behind dwellings. Goal 1's discussion mentions that new development is "designed to be comparable with, and sensitive to, the existing form of the neighborhood, with particular attention to nearby structures. It is perhaps debatable as to whether or not the proposed ADU is new development given that the Plan seems to be discussing new primary dwelling units.

Otherwise, I can imagine the other standards and discussion from “1. A CU for construction of an accessory building > 576 sq. ft.” will apply to this CU, but without regard to the accessory building’s square footage, instead focusing on the Accessory Dwelling Unit itself.

TLNA website revamp project

Updated 3/28/20

Goal

- Membership - Easier, faster, more accurate and less volunteer time for maintaining membership database
- Membership - Easier and less volunteer time processing membership and other receipts
- Marketing - better representation of TLNA activities
- Marketing - easier updating by volunteers
- Volunteer - manage volunteers by soliciting and tracking

Cost

- Hosting with databases: \$18/month, \$216/yr
- ssl certificate (required for security lock on pages): \$70/yr
- credit card processing: **\$25** monthly gateway fee and a 2.9% plus **\$0.30** per-transaction fee.
- \$234 current 2 year cost (through summer 2021) for domain name and hosting

4 PHASES - online database, new and renewal membership, marketing, volunteer management

Phase 1 - Online database 4/15

- Create membership table- migrate membership listing and receipts
- Create admin membership webpages to allow for maintenance
- Create receipts table integrates to membership table
- Note - beta tables already completed as of 3/28. Once new hosting is purchased, quick and easy to migrate.

Phase 2 - Accept online new and renewal membership 4/15

- Credit card processing and ssl certificate set up
- Create webpages to allow for new and renewal membership
- Automatic update to membership and receipts tables
- Allow for email responses to new and renewal memberships
- Note - beta webpages almost finished as of 3/28. Once new cred card company set up, quick and easy to migrate.

Phase 3 - Marketing 4/30 - TBD

- Determine content of front-end website available to general public

Phase 4 - Volunteer Management - 5/15

TEAM

- Phase 1 - individuals familiar with databases or membership management
 - Cherrie, Patty, ?
- Phase 2 - individuals familiar with databases, membership management or accounting
 - Cherrie, ?
- Phase 3 - individuals experienced in marketing, social media. Also, individuals will need to be able to supply text and information to populate website stories and images. Also need individuals to create “story” to solicit new members.
 - Cherrie, ?
- Phase 4 - individuals needing volunteers or managing events
 - Cherrie, ?

OTHER INFO.

Current website tenneylapham.org

- Domain registrar and hosting: GoDaddy
- None - Database, Style sheets, SSL certificate, Credit card processing
- You can see page views for the different pages on the current website for calendar year 2019 at www.tenneylapham.org/web-data/pdfs/2019stats.pdf. For “pages - URL” the slash for 12,921 means the number of home page hits. (BS)
-

Who is target audience? The target audience is the most important element you need to know about when putting together a website.

- Residents - homeowners and renters
- Businesses?
- Developers PP
- City planning PP
- Media (e.g. press releases) bk

What is the purpose of people visiting website? We should know why visitors will visit and keep returning to website

- Gain information about TLNA
 - Development info PP
 - Newsletters PP
 - Minutes PP
 - Business promotion (paying) bk
 - Events in the neighborhood bk
 - Scroll of Calendar of events (government, business, Breese Stevens, business, etc.) bk
 - Separate section for social events (EA)
 - News
 - Beach closures bk
 - Flooding updates bk
 - Street construction bk
 - Grant request form and examples/ideas for grant applications (MS)
 - Social media and related links
 - Facebook page TLNA, MNA, SASY, etc
 - Cityofmadison.com
 - Other neighborhood websites
 -
- Join/renew membership PP
-

Is there a budget to maintain the website?

- Annual costs: domain registration
- Monthly costs: hosting
- Webmaster - Pay someone to manage bk
- Additional cost to connect a membership database management/payment resource embedded in the site (MS)
- I disagree with bk about paying someone to manage the website. I think it should be volunteer run and if set up correctly, it would not be onerous to manage. (BS)
- The current 2 year cost for domain name and economy Linux hosting with CPanel was \$234.10. Both the domain name and hosting are paid until the summer of 2021. (BS)

Who will provide new content for the website?

- Events - ?
- News - ?
- Images - ?

Is there a deadline for completion? Can be done in phases.

- Phase I - informational
- Phase II - membership

Are there any branding guidelines to respect?

- Official TLNA brand - is there one? If none exists, not scope of this project. Could be a separate project by other volunteers?
- Logo - is there one? If none exists, then will use a font with acronym. Could be a separate project by other volunteers?
 - The new rainbow icon/ the bridge (EA)
- Uniform style required (use cityofmadison.com or madison.com as example) bk

Other Issues and Notes:

Social Media - Two facebook accounts (main and group) causes confusion

Resources - <http://www.capitolneighborhoods.org>

To: City of Madison Transportation Department

From: Tenney-Lapham Neighborhood Association (TLNA)

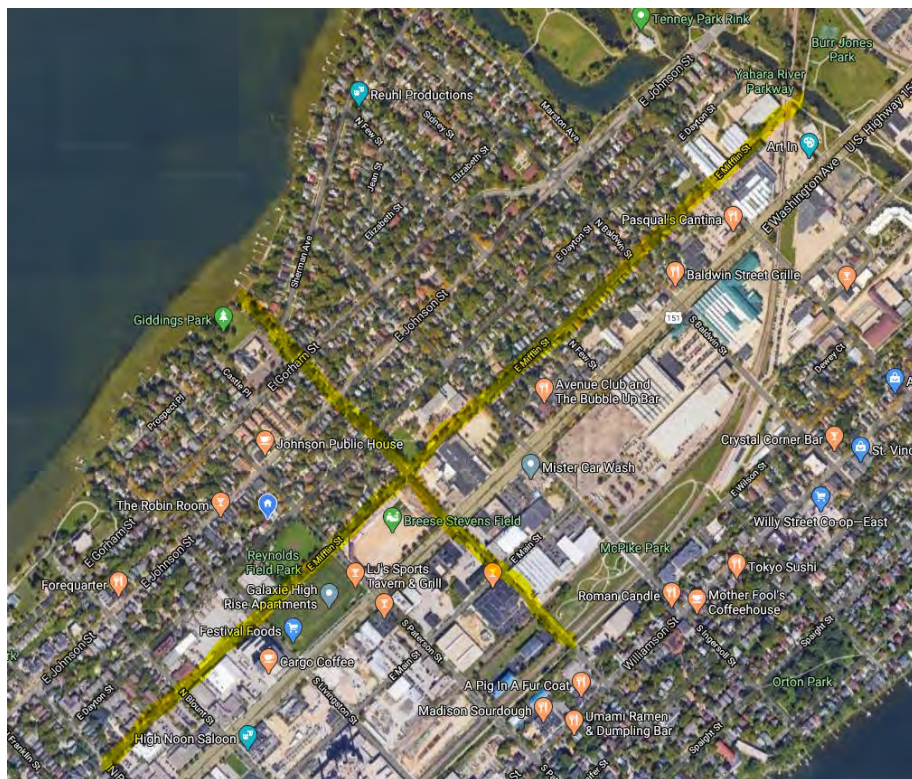
Request to City of Madison Transportation Department for the temporary restriction of motor vehicles on E Mifflin and xxxx (N Brearly?) streets

Action Request: Temporarily restrict automobile through-traffic on E Mifflin St (600 – 1400 blocks) and N Brearly St (00 – 400 blocks) in order to expand pedestrian and bicycle access and safety.

Goal: To provide adequate space for residents to safely move throughout the city for personal health, wellbeing, and active transportation while maintaining social distancing measures recommended during the COVID-19 pandemic.

Location selection:

- Both E Mifflin and Brearly are low-traffic residential streets and do not interfere with Madison Metro or other major transportation routes
- E Mifflin is already a bicycle boulevard with existing traffic diverting measures in select locations (e.g. diverter at Mifflin/Blair; no-turn sign at XXXX and YYYY)
- E Mifflin would provide connection between the neighborhood's existing public open spaces of Reynolds Park, Lapham Schoolyard, and Burr Jones Park / Yahara River Parkway, as well as improved community access to Festival Foods for critical food and supplies.
- Brearly would provide connection among Giddings park, Lapham Schoolyard, and potentially McPike Park if extended to the 300 block of S Brearly.



Closure mechanism: TBD by Transportation Engineering. We imagine that a single barricade located at each crossing intersection may be sufficient to prevent through traffic while maintaining vehicle access for emergency vehicles and residents of that blocks. Similar low-level signage and infrastructure has been successful for temporarily closing these streets during city race events, Breese Stevens events, and recent isthmus flooding emergencies.

Precedents: Similar actions have already been taken in other U.S. cities in response to COVID-19, and are being rapidly pursued by municipalities across the country:

- A Compilation of other [cities taking similar actions](#)
- National Association of Transportation Officials's Covid-19 Transportation Response Center (View the ["relieve crowded areas" tab](#))
- In addition to large cities like [New York](#) and [Denver](#), other Midwestern and small cities are taking action as well, for example:
 - Duluth, MN: <https://duluthmn.gov/media/WebSubscriptions/93/20200326-93-5836.pdf>
 - Winnipeg, CA: <https://twitter.com/cityofwinnipeg/status/1245086821085622272>
 - St. Paul, MN: <https://twitter.com/cityofsaintpaul/status/1246232912971915265>

TLNA Council Meeting

April 9, 2020 at 7:00 PM on Zoom

Present: Jonny Hunter, Tyler Lark, Madeline Kasper, Nick Crowley, Meghan Conlin, Keith Wessel, Patty Prime, Marta Staple, Pat Kelly, Bob Klebba, Ann Sullivan, Evelyn Atkinson, Michael Donnelly

Guests: Mike and Maura Crooks, Jan Schur, Janet Reshke, Opening Design-Ryan Schultz, Anthony, Thomas Reps and Fran Wan, Brian Schildroth, Matt, Ed Kuharski, David Strandburg, and Patrick Heck.

Call to order: 7:05

A recording of this meeting can be viewed here:

https://us02web.zoom.us/rec/share/3uxedYjZziBOY4X0w0v9RbMIHdTOT6a813VM-vIOzBI5Vyr_ZHSuf5JiyaTJeq-t

Agenda

- 1. Welcome and Introductions**
- 2. Consent agenda**
- 3. February minutes**

Bob sent an edit to Maddie to fix a guest's name.

Tyler moved
Patty seconded
Minutes approved

4. Neighborhood Officer Reports - Chris Keys

Chris was unable to attend the meeting but he sent along the following message to Jonny and the council:

Due to people abiding by the Safer at Home order, I believe crime as a whole is down in the neighborhood. That being said, there was obviously the shooting on 4/1 and it is an open investigation at this point so I unfortunately cannot share much information. At this time, I don't believe this is a random act of violence except for the individual who was out for a run near E. Washington, he was clearly an innocent bystander. The victim vehicle occupants have been contacted and I believe they were just passing through the area and do not live in the Tenney-Lapham Neighborhood. This is obviously a concerning incident given the high

pedestrian traffic at the time of the shooting and our Violent Crimes Unit is working it diligently. Any tips for this case, or any other, can be sent to crime stoppers.

Another issue that has been on our radar is the high volume of speeding/racing on E. Washington Ave. My team is actively working to address this issue and we are past the point of warnings for these individuals. We understand the dangerousness they present by this driving behavior and have made several traffic stops on these subjects.

5. Garage and Accessory Dwelling Unit (ADU) 1020 Sherman Avenue - Mike and Maura Crooks

Mike and Maura Crooks presented a PowerPoint presentation on their plans for building a garage and accessory dwelling unit (ADU) behind their home at 1020 Sherman Avenue. Several documents related to this issue, including the PowerPoint, are attached to these minutes.

Mike Crooks: Bought home last July. Love the house and historic nature of the neighborhood. The house has 3 bedrooms and 2 baths and no garage. When they bought the house they spoke to the prior owners about putting in a garage. Previous owner told them they had approval to build a garage in the past. Lived in Sun Prairie for several years; not a lot of space in the new home for when adult children come home and when siblings visit. Originally planned to build a 2-story garage with ADU. Took the plan to next door neighbors and made some adjustments based on their concerns. Talked about the plan and how it fits within City of Madison plans. Pointed out other garage projects in the area.

Jan (next door neighbor): Appalled by discussion that ADUs are encouraged in the neighborhood. Pointed out that some of addresses mentioned in the PowerPoint as having ADUs do not actually have ADUs. Difficult issue because she is friends with Crooks but she is opposed to the project. Concerns about safety and reduction in property value. Has lived in the house for 46 years and does not want a second family living next door. Has been an active neighbor. Plan Commission requires that you meet 16 standards and you must meet all of them. Jan claims 4 are not met.

Bob: (1) Don't consider cost so far; irrelevant; (2) ADUs are encouraged; (3) Concerned for Jan's fear for her safety but says renters are just as good of people as homeowners. Takes issue with the argument that renters are dangerous; (4) AirBnB are not allowed in ADUs. Thinks this boils down to whether this interferes with the lake ordinances that the plan commission has to look at.

Pat: Asked if there is lighting on top of the deck. Mike Crooks: Talked about lighting running along the border of the floor. Pat asks how wedged to the deck they are. Mike says they think it would be a good use of the space; thinks it would be a shame to lose it.

Michael: Asks Jan what would make her feel unsafe about having renters in the building. Jan says she wouldn't know who they are and wouldn't have a phone number.

Patty raises the issue that Crooks are asking for approval and our role as the council is to consider: how does it relate to the neighborhood, does it fit into the character of the neighborhood, does it fit with our neighborhood plan. Patty makes a motion that we write a letter of support to the Plan Commission. Pat seconded.

Thomas Reps (lives near the Crooks's house): ADUs 750 square feet and the plan was 1,100 square feet. Total building 701 square feet; 58 feet long. City's rules are one size fits all; the same for small narrow lots and suburban lots. None of the buildings have living units in them on their side of the street. Property is a strange shape so the building swings out to nextdoor neighbor's house.

Tyler asked what the square footage of this building is compared to the building that used to be there.

Tyler asks what would be a better use; what would they approve. Jan said she would be fine with a two-car tandem garage.

Keith would have supported original plan. Thinks it is commendable that the Crooks have made the changes that the neighbors have requested. The council has supported pretty substantial developments along Sherman avenue. Doesn't think the fact that it is being built on the lake should not be treated uniquely.

Bob is going to vote against the plan. Says there are lakeside technicalities that we shouldn't weigh in on. Thinks that we shouldn't write a letter at all.

Evelyn says she appreciates Bob's comments but thinks we should narrow our discussion to Patty's comments. Narrowly tailor our letter to what we can write about. Evelyn moved to amend the motion to write a letter assessing the proposed ADUs specifically in light of the neighborhood plan. Seconded by Ann Sullivan.

Tyler asks whether we should also note that direct neighbors are not happy with the proposal. Pat says she would like to keep the letter more simple.

Jonny called the vote on Evelyn's friendly amendment.

Vote to amend the motion passes in a 6 to 5 vote.

Patty thinks a letter is appropriate; the building fits neighborhood and design elements of the house. It is not permitted to be a Airbnb, though could someday be a rental. People unlikely to

rent to people they wouldn't want living in their backyard. Thinks the Crooks have worked hard to accommodate their neighbors. Wouldn't be the first ADU on the street.

Keith didn't see anything in the document Patrick prepared that seemed to indicate there was an issue with it being on the lake.

Jonny called the vote. Motion passed in a 9 to 2 vote.

6. Newsletter and Website - Patty Prime

Membership has typically been done by Linster going door to door and asking people to renew. Cherrie is going to help us with a website.

Patty walked through a document (attached) summarizing the project and all of the steps we'll need to take to get the website set up. Walked through the different phases of the project and the volunteers that will be needed for each. Estimates \$583 annual cost.

Walked everyone through what the possible site could look like. Asking the council to approve expenditure about twice as much as we usually pay for the website. Patty can work with Cherrie on a lot of this but looking for volunteers for each of the phases.

Bob interested knowing what the actual cost is.

Michael thinks the website looks great. Question: What does domain cost include? Patty: Hosting on a server somewhere. Michael wonders if something else is included.

Keith thinks it's justifiable to spend this amount of money. Authorize.net - for credit card numbers.

Pat moves to support the project.

Michael seconds

11 votes in favor, no votes in opposition.

Tyler, Madeline, and Marta volunteer to help with phase 3. Marta has a friend named Kate Fenner who would help with phase 3.

7. Shutting down street during safer at home order

Tyler: Asking for feedback on proposal he sent around (attached). Patrick sent an email with logistics about this; concerns about opposition to this from business owners and construction

sites. Tyler thinks it might be worthwhile to send. Patrick says a fair number of people are still driving.

Jonny asked Patrick if we might have city parks shut down. Patrick doesn't think so. However, Patrick gets emails about people concerned about all the people hanging out at Reynolds and James Madison.

Pat thinks it would be better to pick a specific area.

Evelyn thinks this conversation is moot since we aren't supposed to go outside. Bob echoes Evelyn.

Patty starting to lean toward what Evelyn said. Sees it as very short term. Difficult to come up with a perfect block or street. Maybe would be easier to let it lie.

Tyler thinks it would be worthwhile in order to give people more space to pass.

Tyler makes a motion to send a letter to Traffic Engineering. Pat Kelly seconds.

Council votes 7 to 6 in favor of sending the letter. Motion passes.

8. Modifications to the traffic calming priorities

Bob asks that we wait to consider until May.

Michael seconds.

Passes in a voice vote.

9. Chair reports

Nick (treasurer): Sent April financials (attached). Still have not approved 2020 budget. Do we want to approve in May or over email?

Evelyn made a motion to make sure we use consistent formatting for emails. Something like "TLNA Budget". Michael seconded.

Passed in a voice vote.

Pat asked about the budget committee and what it would do. Bob would like to discuss the budget in May. Council agreed to discuss in May.

Marta (events): All events on hold for now.

Evelyn says we should be responsible and not have activities this year. How can we adapt online and try and build community? Plan to not hold them.

Patty thinks it is best to put everything on pause. Things it would be good to have some sort of publication and have things written by children. Marta says Jeremy Saserick is already collecting stories for a newsletter. Patty will check in with him.

10. Elected Official Reports

Alder Heck provided updates on the following:

- Road closures: At their March 30 virtual meeting, the Transportation Policy and Planning Board discussed the possibility of closing some city streets to car traffic. From what I understand, they focused mostly on the road through Vilas Park and discussed Atwood Ave near Olbrich Park. Neither of those has been closed and I do not know where those requests are in the process. Note that requests for city services/action are primarily flowing through the city's Emergency Operations Center, made up of staff from all departments, so resident input possibilities are somewhat limited during the pandemic. Writing letters to the mayor, department heads, alders, etc., to make requests can't hurt despite our not following the usual processes. Note that today Madison Bikes wrote such a letter to the mayor, Transportation, and Traffic Engineering. If TLNA Council writes, I would caution you to focus your requests on streets that will have the lowest impacts not just on residences, but also on businesses. For instance, closing all of Mifflin would perhaps limit traffic to/from Festival Foods, an essential business under the Governor's Safer at Home Order. There is also an ongoing construction project on Mifflin@Ingersoll and Valor will soon be using Mifflin to cross to a temporary storage location at Dickinson/Mifflin (both are considered essential business activities under the Governor's orders) Also, as you've likely read, State Parks are shutting down, so it might be wise to include in any request the strategies/logic as to why increased outdoor recreation spaces will not have collateral impacts related to decreasing physical distancing.
- Crime: I don't know if MPD will be in attendance at your meeting, but as mentioned in my last alder update, MPD has not released further information on either the Paterson/Wash/Mifflin shooting or the N. Blair Street homicide. Both are believed to be targeted and MPD does not believe that the public was in danger, other than the flying bullets that hit a pedestrian. He was hit in the leg and his injuries were not life-threatening, if that is any consolation.
- E Wash: Traffic Engineering is beginning to formulate how some of the funds in the 2020 budget that were set aside for traffic calming and other traffic solutions on E. Wash and elsewhere might be utilized. We should hear more about this project in the coming months, although a lot of city staff is working across department boundaries and a fair number are on leave during the pandemic response. Included in this discussion will be what I call the evil island - the pedestrian island at E. Wash and Livingston. Note too that I have started a conversation with MPD about their ability to conduct enforcement activities on E. Wash to reduce "drag racing" and noise violations. I encourage others to

report such activities via report-a-problem or by contacting the Traffic Enforcement Safety Team to build a record of complaints.

- Valor: The stone column installment/driving is ongoing and expected to end by mid-April. From what Gorman and Co. told me, this is less noisy than pile-driving. I have received no complaints yet, so assume that might be true, but I haven't personally gone by there during the day.
- Dogs: As you've read in my updates, once signs are changed in parks then the new on-leash only dog policy will be in effect. I see that Reynolds Park signs have been changed, but haven't noticed elsewhere.
- Alcohol in Reynolds: As you've also read in my updates, the permanent ban on alcohol in Reynolds (with exceptions for permitted events), is delayed because the pandemic has cancelled most city committee meetings. It may be even June before the ban is enacted, but it is just guesswork at this point. If neighbors notice a large increase in bad/illegal behaviors in the park, I can ask for a temporary ban. Parks staff, in particular, is working across department boundaries, so I don't want to ask for the temporary ban unless needed. Also, many of the housing-stressed folks who were either involved in last year's troubles or were victims of those trouble-makers have moved on due to the temporary relocation of many folks to hotels, Warner Park, etc. Let's hope it stays quiet.
- COVID-19: Please visit the city's COVID-19 website for info. The site has links to many other key info sites:
<https://www.cityofmadison.com/health-safety/coronavirus>
- Elections: We all owe a great deal of thanks to those city employees and residents who volunteered at the polls. They risked their personal safety for us. While we are at it, all city employees deserve a great deal of thanks for their dedication. We should be especially grateful for those who are putting themselves at risk, including MPD, MFD, garbage collectors, etc.

Adjourn

Pat moved to adjourn
Seconded by Tyler

Attachments

- ADU PowerPoint presentation
- Alder Heck's comments about ADU
- Patty's document about website
- Tyler's road closure proposal
- April financial report

January 2020 Balance Sheet

Current Assets

Old Checking Account	\$958.79 *estimated
Current Checking Account	\$1,375.00
Money Market Account	\$29,263.00
Certificate of Deposit	\$5,163.79 *estimated
Total	\$36,760.58

Current Liabilities

Total	0
-------	---

Owner Equity

Total	\$36,760.58
-------	-------------

*I do not have access to the old accounts, which means I need to email the UWCU representative to get that information. I'm carrying over the same numbers for the old accounts from November 2019.

March 2020 Statement

Checking account

Income	\$0.00
--------	--------

Expenses

Google Apps	\$24.00	
Thysse Printing (Newsletter)	\$4,538.16	*This covers the Winter and Spring editions, as well as the Spring mailing expenses
Total	\$4,562.16	

Net Income	\$4,562.16
-------------------	-------------------

Money Market Certificate

Money Market Dividend	\$10.25
Total	\$10.25

January 2020 Statement

Checking account

Income	\$540.00
--------	----------

Expenses

Google Apps	\$12.00
-------------	---------

State Farm Insurance	-325
----------------------	------

Thysse Printing (Newsletter)	-1514.27
------------------------------	----------

Total	-\$1,827.27
-------	-------------

Net Income	-\$1,287.27
-------------------	--------------------

Money Market Certificate

Money Market Dividend	\$12.65
-----------------------	---------

Total	\$12.65
-------	---------

January 2020 Balance Sheet

Current Assets

Old Checking Account	\$958.79 *estimated
Current Checking Account	\$3,224.95
Money Market Account	\$29,241.10
Certificate of Deposit	\$5,163.79 *estimated
Total	\$38,588.63

Current Liabilities

Total	0
-------	---

Owner Equity

Total	\$38,588.63
-------	-------------

*I do not have access to the old accounts, which means I need to email the UWCU representative to get that information. I'm carrying over the same numbers for the old accounts from November 2019.