

TLNA Steering Committee Report
For the 12 N. Few St. Proposal at the current Scooter Therapy location
February 1st, 2021

This report presents the findings of the Tenney-Lapham Neighborhood Association's (TLNA) Steering Committee on the proposal presented by John Seamon at 12 N. Few St, the current Scooter Therapy location. These findings reflect committee work and input on the proposal version that was last presented on December 10, 2020.

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1. Purpose:

The report is provided to the TLNA Council as they prepare to consider the Council's position on the proposal. Prior to any Council Member forming a stance on the proposal the Committee encourages Council Members to carefully read this report and review the accompanying plans.

2. Committee Membership:

The Committee has considered its members to be any neighbor who has come to one of its meetings, hence does not have fixed membership. We prefer not to hinder input from the community and recognize that other commitments can prevent perfect attendance, so agreed not to further limit membership.

Note that other neighbors have provided valuable input via email and other channels. Their opinions are reflected in this report.

The Committee formed after the October 28, 2020 neighborhood meeting called by Alder Heck. As is typical, attendees were given the opportunity to join the soon-to-form TLNA Steering Committee and other neighbors were invited via the TLNA listserv in all meeting announcements. All neighborhood and committee meetings were held remotely over Zoom.

3. Committee and TLNA Process:

In recent years TLNA Development Steering Committees have not voted on a final committee position, but have instead issued summary findings, such as contained herein, to the full TLNA Council. Given the fluid nature of committee membership, a vote would likely not be representative, therefore, throughout the process TLNA leadership aimed towards the issuance of this report rather than voting on a level of support for the proposal.

Depending on the desires and actions of TLNA Council, as well as the further input from neighbors, the City, and the development team, the Committee is prepared to hold additional meetings and provide additional feedback to the developer regardless of where they are in the proposal approval process.

4. TLNA Council Process:

After the neighborhood meeting on October 28, 2020, the Steering Committee met once on December 10, 2020 over Zoom. Eight to ten neighbors as well as TLNA representatives and city staff attended at least some portion of each of the meetings. Seventeen total neighbors have signed up to get updates on the project.

As proposed, this project is a permitted use of this property and complies with the Commercial Corridor-Transitional zoning requirements. The developer is requesting a modification of the setback required in Urban Design District 8 along this side of Curtis Court to 6 feet instead of 15 ft. The Urban Design Commission would need to approve this modification, as would Common Council since is part of city ordinances. Such changes are typically sponsored by the Alder for the area and Alder Heck has been working with Planning and Zoning staff to draft such a change.

5. Summary Findings:

The Steering Committee appreciates the developer's willingness to meet with the neighborhood and to listen to concerns.

Neighborhood Meeting: October 28, 2020

The proposal concepts were first presented at the October 28, 2020 neighborhood meeting at on Zoom. The meeting included a presentation John Seamon, the developer for the project and an overview from Chris Wells from City Planning on zoning requirements. Jacob Moskowitz from Zoning/Building Inspection also provided input.

The project John Seamon presented was a live-work property with 8 commercial units on the ground floor and 8 1-bedroom residential units above that would incorporate the existing Scooter Therapy structure. A smaller addition on the N. Few side would be demolished and replaced with a new addition housing four of the eight units.

John Seamon and city staff then took questions, feedback and comments from neighbors in attendance. Most questions at this meeting focused on parking, sidewalks and trees

Steering Committee Meeting: December 10, 2020

Following the neighborhood meeting, interested neighbors were invited to a steering committee meeting on December 10, 2020 on Zoom. Alder Heck presented information about the City of Madison process and the requirements to conform with the Zoning District and the Urban Design District. Notably, Alder Heck pointed out that as proposed this development is not required to have any on-site parking spaces

Alder Heck indicated that the proposal requires no Conditional Use Permits to be granted by Plan Commission. A Demolition Permit would need to be obtained from Plan Commission because of the addition proposed to be replaced and because the back wall of the larger Scooter Therapy building is also likely to be replaced. Alder Heck added that the UDC will have to verify compliance with all UDD-8 requirements and that at first glance, it appeared that those requirements were met, other than the desire for the building addition to extend into the currently required 15' setback on Curtis Court near the corner with Few St.

John Seamon presented a plan with a few minor changes from the neighborhood meeting, most notably to the back of the building (facing East Washington) windows and balconies. He also focused on some landscaping and green space plans.

After the presentation, neighbors asked questions and gave feedback.

Opinions at the steering committee meetings seemed to focus on the following things:

- **Parking**-While the development is not required by the city to have any parking (and does have 4 residential parking spots) several neighbors are concerned about the lack of required on-site spaces and about the likely= additional cars in the nearby area that already has a general lack of street parking.
- **Trees and green space**-Several neighbors were concerned about preserving mature trees and adding green space, especially on the corner of Curtis Court and N. Few St.
- **Permeable pavers**—Several neighbors expressed interest in the developer using permeable pavers as much as possible in the development.
- **Limit outdoor lighting**-Several neighbors requested limits to outdoor lighting on the development to reduce light pollution.
- **Design** – most neighbors didn't seem opposed to the architectural style of the proposed building.

Neighbors also circulated a petition with 28 signatures of local residents requesting trees, plantings and greenspace, permeable pavers and limited outdoor lighting. Those petitions are attached to the end of this report.

6. Additional Findings and Suggested Conditions:

Compliance with Zoning and Plans

As mentioned earlier, this development as presented appears to be a permitted use of the lot with the exception of the requested setback change from 15ft to 6 ft on Curtis Court. The project was submitted to the city on Feb. 3 for an informational presentation that is likely to occur at the Wednesday, Feb. 24 Urban Design Commission meeting. UDC will then formally consider the proposal at a later meeting, likely in late April or early May. Otherwise, the only city committee that will review the proposal will be the Plan Commission, who will only be reviewing the demolition permit, likely sometime in May. UDC and Common Council will also vote on the UDD-8 change if it proceeds, but that is usually pro forma given that it is a small change applicable to a small area.

Suggested Conditions of Approval

Since there will be limited opportunities for City input, we encourage TLNA Council to ask the developer to consider the following:

- **Trees and green space**-Several neighbors were concerned about preserving mature trees and adding green space, especially on the corner of Curtis Court and N. Few St.
- **Permeable pavers**—Several neighbors expressed interest in the developer using permeable pavers as much as possible in the development
- **Limit outdoor lighting**-Several neighbors requested limits to outdoor lighting on the development to reduce light pollution.

Attachments:

1. UDC Informational Submission dated February 3, 2020 with an overview of the development, plans and drawings.
2. Three petitions signed by neighbors requesting trees and green space, permeable pavers and limited outdoor lighting.