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# *DMNA Council Meeting Minutes for 11/02/22*

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6:45 pm, Zoom remote call

## **IN ATTENDANCE**

Diego Saenz, Shawn Schey, Dennis Trest, Kathy Engebretsen, Ann Clark, Lisa Grueneberg, Daryl Sherman, Marie Trest, Tag Evers, Marc Gartler, Dave Leeper, Jake Dean, Brad Boyce, Lynn Bjorkman, Carole Kantor

## **PROCEDURAL**

- Call to Order: 6:45 p.m.
- There was a unanimous vote to approve the agenda after an item was added at the last minute.
- There was a unanimous vote to approve the October 5th meeting minutes.

## **ALDER'S REPORT**

Alder Tag Evers reported that he's a member of the city's finance committee, and ensconced in coming up with the next year's budget. He's worked toward wage parity for city employees who don't have a union, as there is a 6% wage gap between them and protective services. For 2023, they will get a 3% raise, and in 2024, another 3%. This measure passed 4-2, and he's pleased. On November 9<sup>th</sup>, the Parks Commission will be discussing whether or not to allow dogs on leash in Forest Hill Cemetery. There might be mountain bike designation in Glenway Woods. On the Edgewood High School lawsuit of the city, Boardman-Clark, the city's attorney team reported to Tag that the judge notified both sides that the trial for December has been cancelled. There will be a Status Conference held on December 5<sup>th</sup> instead. The suit went to federal court initially because it's an RLUIPA case (Religious Land Use and Institutionalized Persons Act), and only those can go to federal courts. Edgewood made seven claims. Tag asked that the DMNA have ready a statement for the press to fit however this goes.

Shawn suggested that the Edgewood-Neighborhood Liaison Committee members come up with the statement (Tom Huber, Marc Gartler, Daryl Sherman).

## **TREASURER'S REPORT**

Dennis Trest reported that \$500 was recouped from the Good Neighbor Gathering group, that \$1500 was spent on webhosting and the Hornblower, and \$324.00 was the intake for this month. The balance is \$44,000. Dennis will be handing the financial responsibilities for GNG to them in December.

The Treasurer's Report was accepted.

## **PRESIDENT'S REPORT**

Catherine Jagoe is working on the new directory. Thrivent will sponsor it with \$1000.00.

## **ANNUAL MEETING IN APRIL**

Dave Leeper reported that the Social Justice Committee is interested in what DMNA can do for emergency disaster preparation. Ed Ruckiegel, Fire Marshall, met with Dave and Tag about how to involve citizens in this. Ed would be happy to host an informational meeting on the topic. Every household should have a kit with supplies to get them through 72 hours and water bottles on hand. The city mayor has in the budget the hire of an emergency management coordinator starting in June. Everyone can go to ready.gov and read about recommendations for being prepared. It was reported that the list of what to do on the website can be overwhelming, and Diego suggested that instead of offering the Fire Marshall as a speaker at the annual meeting, DMNA could offer ideas for what households could do in sizable chunks over a longer period of time. Someone else suggested having a second speaker on another topic along with the Fire Marshall. Whomever is the speaker or speakers needs to be pinned down in January before the February Hornblower goes out. Everyone should give thought to other topics and speakers before then. Tag suggested that anyone who feels strongly about emergency preparedness should form a team, do research and report back to the council. Diego and Marc want to meet with Dave to do this.

## **HISTORY COMMITTEE REPORT - NATIVE AMERICAN MOUND TOUR**

Lisa Grueneberg spoke about the tour Teri Venker gave to 20 or so attendees in October near Lake Mendota. Lisa offered her an honorarium for her time, but she asked it be donated to a Native American organization instead. Lisa will do this from the history budget.

## **ZONING COMMITTEE REPORT**

Shawn reported on the City's proposed Transit Oriented Development (TOD) zoning overlay ordinance that will be introduced to the Common Council in November. She said the committee has been considering the impacts that the ordinance would have on DM allowing duplexes in single-family residential districts (both conversions and new construction, both with ADUs allowed); permitting multi-family buildings to have 36 units, up from 24; increasing height on buildings on Monroe Street, a traditional shopping district, from three to four floors; and in mixed-use buildings, residential unit increases from 48 to 60. Also, developers will no longer be required to seek approval from the neighborhood association nor the alder, and parking requirements will be reduced. Shawn said the committee feels that further discussion of the TOD proposal will lead to a fuller understanding of its effects on the neighborhood.

Tag expressed his support for the ordinance. In short, he believed that TOD incentivizes development along transportation corridors, and that the resulting density and diversity of housing types will add vitality to neighborhoods. Also, the new bus rapid transit routes will help cut down on personal vehicle use. He believes that in DM, the ordinance will bring about small changes that won't have negative effects. Developers are currently not required to seek approval from neighborhood associations, but often do, and he believes they will continue to seek input

from alders, and that through the planning staff's review process, residents will still have opportunity to express their views.

Discussion followed, focusing primarily on the proposal's effects on housing. Mark added that it appears that DM will not be included in the first phase of transit route upgrades, so potential problems here may be worked out earlier elsewhere. He felt comfortable with the proposal and that TOD is a good way to manage growth.

Ann had concerns about duplexes causing crowding on undersized lots and tear-downs of existing single-family houses for duplex construction. She thought this situation would increase the number of zoning variance requests. Ann also raised the issue of problems with absentee landlords, especially in the case of a duplex and ADU. Tag said that demolitions would still be reviewed by City Planning, and that in the case of a duplex with an ADU, current code requires the owner occupy a unit.

Dave commented that the proposal seems like a less aggressive change than eliminating single-family zoning as other cities have done. He would support. Tag responded that more diverse housing stock would better meet the needs of a rapidly growing Madison.

Shawn said she supports more of a mix of housing types, duplexes and apartments, but she is opposed to an increase of multi-family properties that are not owner-occupied. She has concerns about a lowered rate of ownership. She also felt that building apartments as opposed to condos enriches developers and landlords, but does not help citizens build wealth of their own. Tag said that the overwhelming demand in Madison is for rental units. Current home ownership in DM is out of the reach of most. He said the City has programs to incentivize home ownership, but increasing numbers of rental units is critical to address the growing housing demand.

Diego said that he did not see the zoning overlay as a groundbreaking change and that impacts will be limited. He views it as a reasonable step forward that will increase density in only a few areas.

Mark added that the proposal will ease some of the review steps in the development process; steps that add expense to the project and discourage the creation of housing by developers from outside the area.

Ann added concerns about the impacts of increased density on the environment, specifically, the water supply. Also, amenities, like parks and open spaces, that may be pushed out by increased building development. She feels that the zoning changes don't deal with the quality of new construction and good overall planning. Tag responded that the proposal will not dramatically increase density, only add it incrementally where it makes the most sense. Open space requirements will be the same. Though there will be fewer steps in the approval process for developers, most current building requirements will remain in place.

Lynn spoke about the possible negative effects of tear-downs on historic neighborhood character, and on the replacement of more affordable houses by expensive rental units that are not

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sympathetic to the neighborhood's design qualities. Tag said that the city will continue to review demolition permits according to current standards, but that it would be worthwhile to engage with city officials about safeguards to prevent designs that do not fit in the neighborhood.

Jake said he is writing a Hornblower article on the topic, but it would not be out in time for residents to track the proposal through the public process. Lisa will put the timeline in DMNA news. Shawn noted the timeline for the proposal to move through the public process: Nov. 22, introduction at Common Council; Dec. 5, Transit Policy and Planning Board discussion; Dec 12, Plan Commission public hearing; Jan 3, Common Council deliberation and vote.

Diego concluded the discussion. He said that since the various opinions did not coalesce in one unified opinion, he did not feel that DMNA could put together a public statement either supporting or opposing the TOD proposal at this time. \*He encouraged members to express their opinions as individuals at upcoming public meetings. Diego added that the Council may want to consider the issue again when the ordinance is in a later phase of implementation.

Ann made the motion to adjourn. Marc seconded. Meeting adjourned at 8:32 p.m.

*Minutes respectfully submitted by Shawn Schey (and Lynn Bjorkman)*

\*Please note that according to Article 7 in our bylaws, individuals cannot take public action in the name of DMNA or represent him/herself as speaking in the name of DMNA unless such speech has been authorized by the Council or Executive Committee.