

AGENDA # 5

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

TITLE: 1902 Tennyson Lane – Planned Residential Development for Multi-Family Building Complex Proposed Zoning SR-V2. 12th Ald. Dist. (32668)

AUTHOR: Alan J. Martin, Secretary

DATED: December 17, 2014

PRESENTED: December 17, 2014

REFERRED:

REREFERRED:

REPORTED BACK:

ADOPTED:

POF:

ID NUMBER:

Members present were: Richard Wagner, Chair; Dawn O'Kroley, Tom DeChant, John Harrington and Cliff Goodhart.

SUMMARY:

At its meeting of December 17, 2014, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a Planned Residential Development for multi-family building complex located at 1902 Tennyson Lane.

Appearing on behalf of the project were Jeff Liebergen and Gary Woolever, both representing T.W. Sather Company. Changes to the project include a flat roof instead of pitched, the addition of individual unit entries along one side to be more responsive to the street, reduction of the paving to make it as compact as possible to maximize greenspace, and address of the façade articulation with parapets and varying building materials. They did receive a \$1 Million from the City and another \$850,000 grant from Federal Home Loan Bank. This project has been going on for well over a year.

- The Secretary noted issues with the project, which include the landscape plan that does not show Elliot Lane, so you have nothing that interfaces with their actually being a street there in the plan. It's lacking. Because Elliot Lane is not there, linkages to it pedestrian-wise are not there either. Matt Tucker, Zoning Administrator basically says that street-facing entrances to individual units, which is an improvement over earlier versions, the Zoning Code requires that there be primary entrances in addition to those to the street, and we don't have that. The HVAC walpak issue needs to be addressed.
 - The HVAC walpaks are all strategically located so you never see them on any façade.
- Tucker said those details were not included with this submission. The Planning staff report notes issue with the setbacks. Staff believes the site is open to improvements that relate to having a street frontage, which again the landscape plan doesn't cover, and direct pedestrian connections to that street need to be addressed. Although not part of the property but part of the plat, there are a number of single-family lots being created; staff notes that adjacency should be changed by at least 20-feet in depth to provide a better transition to the subject property and to better match the surrounding lot pattern.
- On the setback, the landscape plays with the setback and if you put a double row of street trees inside the sidewalk that would create a strong edge. There's not a real strong pattern being created.
- Why aren't you using Elliot Lane to access your parcel?
 - We're required by the City to put in that street.

- In looking at some other renderings I notice that these elements (multiple roof caps) only go back 5-6 feet and then they're truncated and especially noticeable here and the site elevations. We see a lot of this brick siding and I'm wondering if there's a way to bring a bit more visual interest and continuity into the design. For example, you've got a strong line here and a canopy down here, the bricks stop halfway at the mullion and I think that's more visual clutter than the building needs. I'm looking for some integration of the elements and steering away from these things that really don't reflect a higher ceiling or volume, they're just slabs on the end of the building.
- Maybe all of your upper level decks aren't covered, maybe there are more ways you can create a non-completely repetitive on that side by playing with that composition. Are the two buildings identical in material?
 - In material, yes.
- I would encourage each building having something unique about it. Maybe it's how high the brick is, maybe the brick on ever bay doesn't go up 2 ½-stories. You're a large development but you're creating a neighborhood and with the amount of developable land around you, you're an early player.
- There is no building entrance at the street, even though it's required by the Zoning Code.
- The housing grant that this project referenced, who is awarding these, the City Council? I'm wondering if the City has decided that this is a place for subsidized housing, in the old days we had the CDA to do that with federal money. But then to get something from the Police Department that was forwarded from Kevin Firchow that says they have a problem with putting more low cost housing here, either the City Council is deciding this or the Police Department...
 - (Rhodes-Conway) I represented this area for six years, I think the former Police Captain would have had a different opinion of the project. I think there are strong minority voices in the neighborhood that thinks the north side has more than enough affordable housing and doesn't want any more. In general I think the City needs more affordable housing. The number one thing I would say is this is the north side, it's not the suburbs. What I see in front of you is very suburban and I find that incredibly disappointed. This site has huge potential. They started this project when I was still Alder and the first thing I told them is that this is not the suburbs and it's disappointing to see that this is what you have in front of you. I think the staff comments are all good and I encourage you to push that.
- When was the last time this plan was looked at for the development of that field, the neighborhood plan with what's occurring here and the other parcel?
 - (Rhodes-Conway) It was about 4-5 years ago and at the time the neighborhood plan steering committee more or less declined to discuss this site because there was a proposal working its way through the land use process. Since then what staff and the neighborhood have said for the most part is that what was planned for the site immediately to the north should be reflected on this site.
- What did the Plan Commission do with it the last time we gave it the "pseudo-approval" to advance it to the Plan Commission? Did they approve it?
 - They approved it and then the City Council approved it.
- Does that approval allow you to go forward with your tax credits?
 - We've been told by staff that basically our approval is only in place for a year, so it would actually expire before we are able to break ground and WHEDA is going to require a zoning application. We've been working with staff the last several months to change the plans.
- This sounds like a catch 22 all around.
 - We do have the support of the Mayor and the Alder for this project.
- You probably should have come before you asked for an approval to show these changes, since you knew about them when you got to this point, that this wasn't going to work. We just did the same thing a year ago.

- (Wagner) I'm disinclined to slow this down. If the Plan Commission or Council want to that's their decision. I think anything we do has to say we have reservations about the design elements that have been seen by staff and various other members of our own commission that need refinement for the final design stage.
- I think the concept of the project seems to have some support from this body, it's the design that needs to be resolved.
- We hope this lets you go forward, we hope this helps the City's overall impetus to try and find affordable housing in the city, but we still have a lot of design work to do with this project.

ACTION:

On a motion by DeChant, seconded by O'Kroley, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (3-1) with Harrington voting no.

The motion provided for the following:

- Address of the Planning staff comments contained within the Planning Division staff reports.
- Address of the comments by the Urban Design Commission contained in this report and the previous report of January 8, 2014.
- Provide more details on the project in relationship with the adopted neighborhood plan and other adopted plans, as well as existing context with adjacent development.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall rating for this project is 5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 1902 Tennyson Lane

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	5.5	5	-	-	-	-	-
	4	6	4	-	-	5	5	5

General Comments:

- With many reservations.
- Engage the street, rethink the landscape, make an urban space.

Firchow, Kevin

COMMENTS FROM POLICE

Subject: Tennyson Apartment Development Follow Up

From: Lengfeld, Jay
Sent: Wednesday, December 17, 2014 11:14 AM
To: Firchow, Kevin; Radovan, John
Subject: RE: Tennyson Apartment Development Follow Up

Kevin,

The Police Department still has concerns with the increase traffic and parking issues along with the concentration of affordable housing on the North side. We just added the Tiny House development and working with the development of the Woodlands. The North side could really use some single family developments, which if you look at the neighborhood plan from a few years ago for this area showed single family homes.

Jay

From: Firchow, Kevin
Sent: Tuesday, December 02, 2014 11:10 AM
To: Lengfeld, Jay; Radovan, John
Subject: Tennyson Apartment Development Follow Up

Captain Lengfeld and Lt. Radovan:

As you may be aware, the applicant has re-submitted a new application for a two-building, 72-unit apartment development. The approval from earlier this year is set to expire, and the applicant has re-applied in anticipation of again submitting for WHEDA funds. I'm checking in as last year you provided comments to the Plan Commission. I anticipate a follow up question from some Commission members will be whether there were comments from Police.

Paper copies were routed to PD a couple of weeks ago, but I don't know if those ended up at the North District. A link to the submitted plans are below- they are similar to last year's plans, but have some differences. The applicant is no-longer wrapping the back of the site with future home sites.

<http://www.cityofmadison.com/planning/projects/rezoning/1910tl2.html>

If you want to provide any comments, please let me know. Staff comments will be going out prior to the UDC meeting. This one goes to the Urban Design Commission on December 17, Plan Commission on January 12, and the Common Council on January 20.

If you have questions, please let me know. Thanks.



Kevin Firchow, AICP
Planner
Department of Planning & Community & Economic Development
Planning Division
Madison Municipal Building Ste LL-100
215 Martin Luther King Jr Blvd.
P.O. Box 2985
Madison WI 53701-2985
kfirchow@cityofmadison.com
608.267.1150

RE: Proposed Development -- Tennyson Ridge on Tennyson Lane in Madison, WI

January 9, 2015

To All Members of the City of Madison Plan Commission:

This letter is regarding the proposed development being called Tennyson Ridge at 1910 Tennyson Lane in Madison. I, along with my neighbors who signed the attached petition, still oppose this development. I have attached five and one half pages of signatures on this petition. (Petition is Attachment #1.)

There are three main reasons why we want this proposed development stopped.

- 1) We are not being fairly represented by our Alder, Larry Palm, or by the Vice-President of our neighborhood association, the Berkeley Oaks Neighborhood (BONA), Lydia Maurer. The developer states under Item # 15 of his application that: "For the rezoning we had numerous neighborhood meetings and have received the support of the neighbors, the Berkeley Neighborhood Association, the Northside Business Association and Alder Larry Palm." This is not accurate. All neighbors DO NOT support this development and were not notified of these "meetings." How can we attend meetings that we didn't know about? Our Alder sent one mailing to all homes in our neighborhood but then sent one other mailing to a very limited number of homes that did not include most of our neighbors. The BONA vice president stated she walked door to door in our neighborhood to let us know about neighborhood meetings but everyone that signed this petition did not receive any such notice from her. The vice president is trying to speak for all of us without our input.

On Page 2 of the attached petition, please note that the president of BONA, Willy Holden, has signed this petition and is opposed to this development as well as the rest of us.

Even after having several recent meetings and learning of the number of his constituents that oppose this development, Alder Palm stated at his meeting on Wednesday, January 7, 2015, that he still supports this project. We don't understand why. Also, there were individuals from other North Side neighborhoods – Brentwood Village, Sherman, Mendota Hills and Cherokee – at the last two meetings that were very opposed to this development as well and have the same concerns we do about the North side of Madison.

- 2) There already are a disproportionate number of low income complexes on the North side of Madison. Two of the criteria to determine where to build "affordable housing" in the City of Madison was a) to disburse these developments across the City of Madison, and b) to not put these developments into an area that was already densely populated with low income complexes. The "Northport Corridor" is the most densely populated low-income area in the City of Madison. In my immediate neighborhood (a 3-4 block radius), there are five complexes of low-income and very troubled housing complexes. And then farther outside my neighborhood along the "Northport Corridor," there are seven additional low-income and troubled housing complexes. The names of these complexes are listed under Addendum #1 at the end of this letter. The North Side of Madison has its share of low-income complexes and does not need any

more. If the City of Madison would clean up the troubled complexes first, there would be plenty of "affordable housing" on the North side..

- 3) The effect of adding more "affordable housing" on the North Side of Madison will be detrimental to the elementary schools on this side of Madison, in particular, Lakeview Elementary School. Lakeview Elementary already has the highest population of low income students than any other elementary school in the City of Madison, totaling 77%. The next two schools with the highest population of low-income students are also on the North Side – Mendota Elementary at 75.6% and Lindberg Elementary at 75.2%. Please see Attachment #2 for these MMSD Elementary School statistics. Statistically, schools with higher populations of low income students require more resources. Is MMSD willing to increase resources to Lakeview School and do they have a plan in place to deal with this increase?

The next link is taken from an article of The Chicago Reader (November 2013) addressing the issues of low-income children in the Chicago Public Schools. However, this information also pertains to all low-income students in any school system.

<http://www.chicagoreader.com/chicago/public-schools-solution-percentage-low-income-students-test-scores/Content?oid=11526214>

At the Alder's meeting this past Wednesday, Captain Jay Lengfeld with the City of Madison Police Department, was in attendance. He expressed serious concerns about adding this complex to the North Side. It will conflict with the Senior Living Center going in the lot to the east of the proposed building project. It will increase the number of low-income units on the North Side. It will also increase traffic problems around the neighborhood and school along with other issues.

As property owners in the BONA area, this is what we have asked for instead of building the Tennyson Ridge project.

- Single family residences in that lot. Extend the current single family neighborhood to the north.
- Clean up the already troubled housing complexes in the Northport Corridor (Woodland Park, Trailsway/Brentwood, The Woodlawn and the complexes on Kipling/Packers).
- Truly disperse these affordable housing/workforce housing/low-income housing complexes across the City of Madison.
- This neighborhood DOES approve of the other housing development for a Senior Living facility being proposed on Tennyson Lane.

I have lived in my home for 30 plus years and love my neighborhood. I have white, black, Asian and Hispanic neighbors. We are not rich, influential or affluent. We have no political connections. We just want a safe neighborhood to live in. I have no problems with subsidized housing complexes but we have our share so please spread the wealth across the City of Madison!!!

PLEASE STOP THE FUNDING and SUPPORT of the proposal to build the Tennyson Ridge complex on Tennyson Lane.

Please email me at bjmetcalfe@sbcglobal.net or call me at 608-576-0275 with questions. Thanks.

Bev Metcalfe

[REDACTED] Eliot Lane
Madison, WI 53704

Addendum #1

The North Side of Madison already has more than its share of different types of subsidized housing complexes. In my immediate neighborhood (a 3-4 block radius), there are the following complexes.

- Northport Apartments (low-income)
- Packer Townhouses (low-income)
- Halfway House on Kipling (rehab house for men coming out of prison)
- Apartment buildings on Kipling and Packers (under poor management and has become a very troubled complex for a very long time.).
- Dryden Terrace (used to be a senior living complex but is becoming a troubled complex.).

Then, if you go a little farther outside of my immediate neighborhood, the following subsidized and low-income developments exist along the "Northport Corridor."

- Woodland Park on Troy Drive behind the PDQ on Northport Dr
- Group Home on Northport (near the Fire Station)
- Vera Court Apartments (low-income)
- Apartment complexes on Trailsway/Brentwood and surrounding streets (very troubled area – verify with number of police calls to these complexes.).
- Kennedy Heights Apartment (low-income)
- The Woodlawn on Northport Dr (across from Kennedy Heights)
- Habitat for Humanity complex at the corner of Northport & Kennedy.

Petition

STOP THE DEVELOPMENT OF TENNYSON RIDGE APARTMENTS

This petition is in regards to the proposed development of what is being called the Tennyson Ridge Apartments on Tennyson Lane. We do NOT want this 72 high-density apartment complex built in our neighborhood especially because ~~61~~ ^{11/25/14} of them will be for low income and ~~31~~ will be at market rate. The Berkeley Oaks neighborhood and surrounding area already has ENOUGH low income housing and does not need any more. The Northport corridor has the highest density of low income apartments in the City of Madison. We do NOT need any more. We, the undersigned, oppose this development and want it stopped.

Date	Name	Address	Signature
10-20-14	Beverly Motzelle	3506 Eliot Lane	Beverly Motzelle
10-20-14	Edith Hilliard	3601 Eliot	Edith Hilliard
10-20-14	SHARON WOLLEN	3610 Eliot	Sharon A. Wollen
10-20-14	John Wollen	3610 ELIOT	John R. Wollen
10/20/14	Charlie Toms	3618 Eliot	Charlie Toms
10/20/14	Brandy Schroeder	3710 Eliot	Brandy Schroeder
10-20-14	Kathy Penisten	3718 Eliot	Kathy Penisten
10-20-14	James R. Penisten	3718 Eliot	James R. Penisten
10-20-14	Anita Lightfoot	3701 Eliot	Anita Lightfoot
10-20-14	Jim Lightfoot	3701 Eliot	Jim Lightfoot
10-21-14	Valerie Holden	3505 Eliot Lane	Valerie Holden
Page 2			

Petition

STOP THE DEVELOPMENT OF TENNYSON RIDGE APARTMENTS

This petition is in regards to the proposed development of what is being called the Tennyson Ridge Apartments on Tennyson Lane. We do NOT want this 72 high-density apartment complex built in our neighborhood especially because ~~61~~ ^{11 (as of 11-20-14)} of them will be for low income and ~~30~~ will be at market rate. The Berkeley Oaks neighborhood and surrounding area already has ENOUGH low income housing and does not need any more. The Northport corridor has the highest density of low income apartments in the City of Madison. We do NOT need any more. We, the undersigned, oppose this development and want it stopped.

Date	Name	Address	Signature
10/21/14	Mike Hoag	3510 Eliot	Mike Hoag
10-28-14	Paula Nelson	3717 Eliot	Paula B. Nelson
10-28-14	Christopher Schmitz	3710 Eliot	Christopher Schmitz
10-28-14	Rachel Grayson	3706 Eliot	Rachel Grayson
10-28-14	Michael Grayson	3706 Eliot	Michael Grayson
10-29-14	Loa Cito	3702 Eliot	Loa Mo Cito
10-29-14	James D. Cato	3702 Eliot Ln	James D. Cato
11/1/14	Willy Holden	3505 Eliot Lane	Willy Holden
11/1/14	Will Lightfoot	3705 Eliot Lane	Will Lightfoot
11/1/14	Janna Bronkhorst	3705 Eliot Ln	Janna Bronkhorst
11/1/14	Catherine Ryan	3713 Eliot Ln.	Catherine Ryan

Petition

STOP THE DEVELOPMENT OF TENNYSON RIDGE APARTMENTS

This petition is in regards to the proposed development of what is being called the Tennyson Ridge Apartments on Tennyson Lane. We are opposed to another 72 unit apartment complex in the Berkley Oaks neighborhood. With 51 of the units at 50% or less of market rate and only 11 units at market rate, that is a problem. We are concerned about Lake View Elementary School that already serves 77% low-income families. Our school and our neighborhood is over its limit and struggling. The Northport corridor has the highest density of low income housing in the City of Madison. The Alder is *not* representing our neighborhood. He held the neighborhood meeting *after* it went to the City Council on December 2, 2014; the neighborhood meeting was held on December 15, 2014. We, the undersigned, oppose this development and ask WHEDA not to fund it.

Date	Name	Address	Signature
12/30/14	A. Jane Vandervort	Madison, WI 53704 3414 Dryden Dr	A. Jane Vandervort
12/30/14	Sandra Sahagian	3401 Dryden Drive Madison, WI 53704	Sandra Sahagian
12/30/14	Gary Sahagian	3401 Dryden Dr. Madison, WI 53704	Gary J. Sahagian
01/02/15	Adam S. Clark	3406 Dryden Dr Madison 53704	Adam S. Clark
01/02/15	Cateal Henn	3406 Dryden Drive Madison, WI 53704	Cateal Henn
01-2/15	Diane Nelson	3717 Elliot Ln	Diane M. Nelson
1-3-15	Nathan Divine-Scott	1913 Tennyson Ln.	Nathan D. Scott
1-3-15	Aubrie Divine-Scott	1913 Tennyson Ln	Aubrie D. Scott
1-3-15	Shirley R. Sorenson	1921 Tennyson	Shirley R. Sorenson
1-3-15	Lauren Schultz	1929 Tennyson	Lauren A. Schultz
1-3-14	DENNIS LORCH	1937 TENNYSON	Dennis Lorch

Petition

STOP THE DEVELOPMENT OF TENNYSON RIDGE APARTMENTS

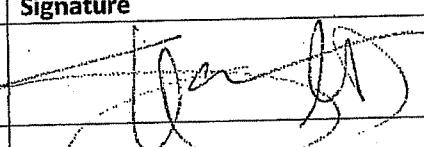
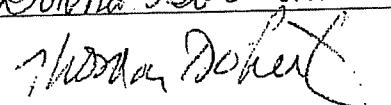
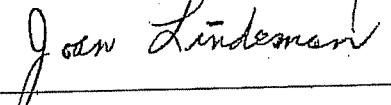
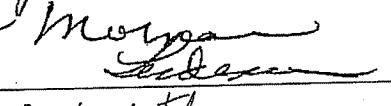
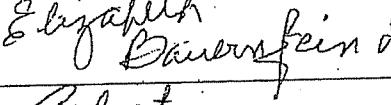
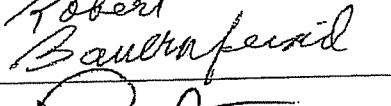
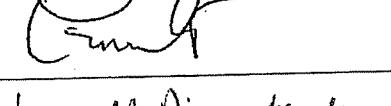
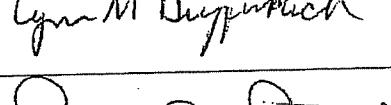
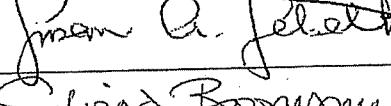
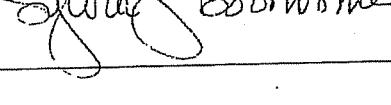
This petition is in regards to the proposed development of what is being called the Tennyson Ridge Apartments on Tennyson Lane. We are opposed to another 72 unit apartment complex in the Berkley Oaks neighborhood. With 51 of the units at 50% or less of market rate and only 11 units at market rate, that is a problem. We are concerned about Lake View Elementary School that already serves 77% low-income families. Our school and our neighborhood is over its limit and struggling. The Northport corridor has the highest density of low income housing in the City of Madison. The Alder is *not* representing our neighborhood. He held the neighborhood meeting *after* it went to the City Council on December 2, 2014; the neighborhood meeting was held on December 15, 2014. We, the undersigned, oppose this development and ask WHEDA not to fund it.

Date	Name	Address	Signature
1/3/15	Brian Baum	3709 Spenser Ln	Brian Baum
1/3/15	Kathi Keenan	3718 Spenser Ln	K. Keenan
1-3-15	Tom Trichuk	3605 Spenser	Tom Trichuk
1-3-15	Mark Zerbel	3514 Spenser	Mark Zerbel
1-3-15	Jeanette Zerbel	3514 Spenser	Jeanette Zerbel
1-3-15	Josh Lorenzen	3614 Spenser Ln	Josh Lorenzen
1-3-15	Megan Lorenzen	3614 Spenser Ln	Megan Lorenzen
1-3-15	Jenni Cardimba	3710 Spenser Ln	Jenni Cardimba
1-3-15	Susan Stedel	3721 5½ AVENUE NW	Susan Stedel
1-3-15	Suzanne Stedel	3701 Spenser	Suzanne Stedel
1/3/15	Brocklyn Nashau	3618 Spenser Ln	Brocklyn Nashau

Petition

STOP THE DEVELOPMENT OF TENNYSON RIDGE APARTMENTS

This petition is in regards to the proposed development of what is being called the Tennyson Ridge Apartments on Tennyson Lane. We are opposed to another 72 unit apartment complex in the Berkley Oaks neighborhood. With 51 of the units at 50% or less of market rate and only 11 units at market rate, that is a problem. We are concerned about Lake View Elementary School that already serves 77% low-income families. Our school and our neighborhood is over its limit and struggling. The Northport corridor has the highest density of low income housing in the City of Madison. The Alder is *not* representing our neighborhood. He held the neighborhood meeting *after* it went to the City Council on December 2, 2014; the neighborhood meeting was held on December 15, 2014. We, the undersigned, oppose this development and ask WHEDA not to fund it.

Date	Name	Address	Signature
1/3/15	Scott Mashaw	3608 Spenser Lane, 53704	
1/3/15	Donna Gottschalk	3610 Spenser Lane, 53704	
1/3/15	Thomas & Alice Doherty	3613 Spenser Ln 53704	
1/3/15	Joan Joan Lindeman	3609 Spenser 53704 Dr.	
1/3/15	Morgan Lindeman	3609 Spenser 53704	
1/3/15	Bauerfeind	3714 Spenser 53704	
1/3/15	Bauerfeind	3714 Spenser Ln 53704	
1/3/15	Lance Winter	3609 N Sherman 53704	
1/3/15	Lynn Dieffenbach	3601 N. Sherman Ave. 53704	
1/3/15	Susan Sabatke	3609 N. Sherman Ave. Madison, WI 53704	
1/4/15	Sylvie Bonweme	1713 Browning Rd.	

Petition

STOP THE DEVELOPMENT OF TENNYSON RIDGE APARTMENTS

This petition is in regards to the proposed development of what is being called the Tennyson Ridge Apartments on Tennyson Lane. We are opposed to another 72 unit apartment complex in the Berkley Oaks neighborhood. With 51 of the units at 50% or less of market rate and only 11 units at market rate, that is a problem. We are concerned about Lake View Elementary School that already serves 77% low-income families. Our school and our neighborhood is over its limit and struggling. The Northport corridor has the highest density of low income housing in the City of Madison. The Alder is *not* representing our neighborhood. He held the neighborhood meeting *after* it went to the City Council on December 2, 2014; the neighborhood meeting was held on December 15, 2014. We, the undersigned, oppose this development and ask WHEDA not to fund it.

Elementary School	% low income	% white	alder dist	Address
ALLIS	70.8	26.9		4201 Buckeye Rd.
CHAVEZ	27.5	54.9		3502 Maple Grove
CRESTWOOD	41.1	53.1		5390 Old Sauk Rd
ELVEHJEM	34.7	61.4		5106 Academy Rd.
EMERSON	58.5	24.2	12th	2421 E. Johnson St.
FALK	71.5	20		6323 Wooding Way
FRANKLIN	26	60.9		305 E. Lakeside
GLENDALE	70.2	24.8		1201 Tompkins
GOMPERS	58.3	45.5	18th	1502 Wyoming Way
HAWTHORNE	69.2	24.4		3344 Concord Ave
HUEGEL	46.5	48.4		2601 Prairie Rd.
KENNEDY	41.5	59.5	3rd	221 Meadowlark
LAKEVIEW	77	30.3	12th	1802 Tennyson Lane
LAPHAM	44.4	58.7	2nd	1045 E. Dayton St.
LEOPOLD	72.3	23.2		2602 Post Way
LINCOLN	64.5	25.6		909 Sequora Tr.
LINDBERG	75.2	29.6	18th	4500 Kennedy Rd.
LOWELL	48.2	56.8		401 Maple Ave.
MARQUETTE	34.4	59.7	2nd	1501 Jenifer St.
MENDOTA	75.6	25	18th	4002 School Rd.
MIDVALE	55.4	36		502 Caroman Dr.
MUIR	39.1	39		6602 Inner Dr.
NUESTRO MUNDO	62.2	25.6		902 Nichols Rd.
OLSON	33.9	51.9		801 Redan Dr., Verona
ORCHARD RIDGE	61.6	35		5602 Russett Rd.
RANDALL	19.9	71.4		1802 Regent St.
SANDBERG	69.5	28.8		4114 Donald Dr.
SCHENK	68.2	31		230 Schenk St.
SHOREWOOD	30.9	40.2		1105 Shorewood Blvd.
STEPHANS	39.1	40.6		120 S. Rosa Rd.
THOREAU	49.8	52.7		3870 Nakoma Rd.
VAN HISE	19.4	58.9		4747 Waukesha