

From: Bidar-Sielaff, Shiva
Sent: Thursday, February 07, 2013 2:28 PM
To: Parks, Timothy; Stouder, Heather
Subject: 2224 Regent Street Rezoning- Emails from constituents

Dear Tim or Heather,

Could you please add the emails below to the legislative file for 2224 Regent? Thanks Shiva

From: Juliet Page [julietpage@gmail.com]
Sent: Thursday, January 17, 2013 7:34 AM
To: Bidar-Sielaff, Shiva
Subject: Re: RNAListserv 2224 Regent Street Rezoning- Plans submitted to the City

I have no objections to this project.

Juliet Page

From: OShea, Tim (USAWIW) [Tim.OShea@usdoj.gov]
Sent: Thursday, January 17, 2013 7:10 AM
To: Bidar-Sielaff, Shiva
Subject: RE: 2224 Regent Street Rezoning- Plans submitted to the City

Shiva-

Thanks for all of your hard work on behalf of the city & our community. I support the proposed development.

Yours,

Tim O'Shea

From: Sara Record Frings [sararecordfrings@gmail.com]
Sent: Wednesday, January 16, 2013 9:01 PM
To: Bidar-Sielaff, Shiva
Subject: Re: [Regent] 2224 Regent Street Rezoning- Plans submitted to the City [2 Attachments]

Nice-looking building, will be a good addition to that area. I continue to support this project.

Sara

From: the vanhierdens [mvanhierden@sbcglobal.net]
Sent: Wednesday, January 16, 2013 6:57 PM
To: Bidar-Sielaff, Shiva
Subject: Re: TheGreen: 2224 Regent Street Rezoning- Plans submitted to the City

Dear Shiva:

I will reiterate my comments that I shared following Mr. Grady's presentation of his proposal to our neighborhood a few months ago. Please add my opposition to the official legislative file.

I object to the proposal to erect the 4-unit rental property at that location. Here is why:

1. The property is not designed for multiple residents, nor is it in keeping with commitment to low-density housing in our neighborhood

The property was designed to house a single family home - not a 4-unit complex. The conversion would invite the potential for as many as eight additional vehicles on the property -- possibly more -- to an area that's already congested beyond its designed capacity. Furthermore, our neighborhood has worked diligently to retain the historic and residential value that continues to make our properties desirable. Adding a 4-unit building on that site would open the door for future erosion of that value throughout our neighborhood.

2. No assurance Grady's will retain ownership or that future owners would be locally vested

Being a rental property, there is no assurance that the building will remain in the Grady family, and not end up being managed by a property management company with no vested interest in our neighborhood. Then, our neighborhood runs the risk of being subjected to absentee landlords who may not share Mr. Grady's commitment to maintaining the property or screening tenants to attract respectful, responsible occupants that will respect surrounding neighbors.

3. Converting to rental units will drive surrounding home values down

The reality in real estate is that having a rental complex adjacent to one's property is considered a marketing deficit. Therefore, I believe that, while the Grady's stand to profit considerably from their plan, surrounding neighbors will see their values decline.

4. Market is hot for sales on Regent right now - why not sell it?

In the blocks of Regent Street surrounding Mr. Grady's property, 4 homes have sold in the past year, at or above fair market value. So, any concerns the Grady's may have about their property's marketability seem worth revisiting. I've lived across from the property for 13 years. I don't recall seeing their property listed in the past. But, with present sales in our neighborhood flourishing, now may be the ideal time to list it.

5. If the Grady property is the final remnant of our neighborhood's original history, could it be designated an historic property?

Given the age and history of the Grady home, is there potential value in pursuing historic designation of the property? Simply pursuing designation may qualify the Grady's for savings on renovations, and enhance the marketability of the property.

Shiva, thank you again for taking the time to consider our neighborhood's thoughts regarding this proposal. Please continue to share any updates concerning the issue.

Respectfully submitted,

Leslie VanHierden
2229 Regent Street
mvanhierden@sbcglobal.net

From: "Bidar-Sielaff, Shiva" <district5@cityofmadison.com>
To: "regentneighborhoodassn@googlegroups.com" <regentneighborhoodassn@googlegroups.com>; "regentneighbors@yahoogroups.com" <regentneighbors@yahoogroups.com>; "thegreen@googlegroups.com" <thegreen@googlegroups.com>
Sent: Wed, January 16, 2013 5:01:24 PM
Subject: TheGreen: 2224 Regent Street Rezoning- Plans submitted to the City

Dear neighbors,

Attached are the most current plans for the rezoning of the property at 2224 Regent Street. These plans have been officially submitted to the City. It is scheduled for review by the Plan Commission on February 18, 2013 and the Common Council on February 26, 2013. Please provide me with any feedback and I will also make sure that the feedback is added to the official legislative file for this proposal for review by myself, city staff, Plan Commission members and the City Council as the project makes its way through the city process.

As soon as it is published, I will make sure to share the agenda for the Feb. 18 Plan Commission meeting which will contain the Planning staff recommendations with the listserves

Best,

Shiva Bidar-Sielaff
District 5 Alder
(608) 220-6986