



Office of the Common Council

Ald. Sara Eskrich, District 13

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To: Members of the Plan Commission
From: Sara Eskrich, District 13 Alder
RE: 101 South Mills Street
Date: July 27, 2015

Thank you in advance for your review of the 101 South Mill Street zoning map amendment and demolition permit proposal before you this evening. As you know, this project was originally proposed during the tenure of the previous Alder, and was placed on file last October.

The significantly revised proposed development before you this evening better takes into account the neighborhood plans, adjoining properties, and fits the standards of approval. I held a public input meeting on this project with the development team in June, where neighbors saw the updated plans and had questions addressed. Slight modifications were made to the plans in response to that input. Though this meeting was not highly attended, I have also reached out for comments and input on this project through my neighborhood listserv. As you see in the comments from the Greenbush Neighborhood Association, neighbors are generally supportive of this revised project.

The staff report recommends several conditions on approval that result from the direct impact of this building on the site and surrounding community. These should be incorporated into your approval. I would like to reinforce one of those conditions that is of importance to the neighborhood: that this project not be eligible for RP3 parking permits. The development team let the neighbors know that this was an amenable condition and I have heard strongly from neighbors that their support for this project relies on this condition of approval. This development project is in an already highly parked area of the city that is well-served by transit. The development team should clearly abide by the condition of approval language from Traffic Engineering that tenants be notified in their lease that they will not be eligible for RP3 permits. I advise from experience with other developments in this area that this should be made very clear to tenants in advance.

Overall, this proposed project further diversifies the housing options available in the Greenbush neighborhood by including three bedroom quality apartment units that further the goals of the Greenbush-Vilas Neighborhood Housing Revitalization Plan.

I *support* this project provided that the conditions noted in the staff report are met. I also look forward to continuing to ensure that projects garner robust public input in advance so that neighbors can work with developers to build the best projects possible for their neighborhoods and our entire community. Thank you again for your thorough review of this project. Please do not hesitate to contact me directly with any questions.