

**From:** John Perkins  
**To:** Stroick, Jule; "Greenbush Neighborhood Association - Amy Rountree";  
**cc:** Stouder, Heather; [REDACTED]  
**Subject:** Re: Greenbush Plan/  
Housing Strategy: Proposal for Demolition of 315 S Mills Street  
**Date:** Wednesday, August 13, 2014 3:51:19 PM

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The Greenbush Neighborhood Council met to discuss this proposal.

In light of the facts as we understand them:

- the existing building at 315 S. Mills is not in a particularly good state of repair
- the project will net a one-for-one dwelling unit replacement
- dwelling square footage is nearly a one-for-one replacement (750 sq ft vs. 700 sq ft)
- the Stephensons have done a remarkable job of repairing and maintain the historic home at 1033 Vilas, and we have no indication that will change in the future
- existing TR-C3 zoning and occupancy limits will still be in effect for the new dwelling and and existing home at 1033 Vilas

The neighborhood council voted to extend support to the project. Although the ADU does not add to owner-occupied housing, it does improve the quality of housing available and does not greatly affect the housing density of the block in question.

The neighborhood council expressed reservation of any project that will bring in dwelling units allowing 3-5 unrelated adults (excluding group homes and a handful of other situations) further into the neighborhood. As we understand this project, that will not be an issue for the ADU being proposed.

My apologies for sending this in so close to the comments deadline.

John Perkins  
GNA president

(also attending our council meeting: Nate Warnke, Cindy Koschmann, Cynthia Williams, Duane Steinhauer, Karen Carlson, Andrea Levy, Ryan Engel)

**Stouder, Heather**

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**From:** Leslie Fields [REDACTED]  
**Sent:** Sunday, August 10, 2014 2:40 PM  
**To:** Stouder, Heather  
**Subject:** Stevenson Carriage House Proposal 1030 Vilas Ave. and 315 S. Mills St

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[REDACTED] Erin Street  
Madison, WI 53715  
August 10, 2014

Dear City of Madison Planning Division:

I am writing to express my strong support for the Stevenson Carriage House proposal, located at 1030 Vilas Avenue and 315 S. Mills Street.

There are many buildings in the Greenbush Neighborhood that, due to neglect, have reached the end of their useful life, and the structure at 315 S. Mills is one of them. This structure is in such poor condition that it cannot be economically restored to useful life, and the Stevensons have made a good faith effort to offer the building to anyone who might wish to attempt to restore it.

The Stevensons have done an exemplary job renovating and improving their historic home at 1030 Vilas Avenue, and I am grateful for their willingness to continue to invest our neighborhood. Their proposed construction of a carriage house that will be physically joined to their existing home is a creative redevelopment that will ensure that the Mills Street property will always be maintained by the owner-occupant of the beautiful Vilas Street property.

Many Greenbush homeowners have purchased and renovated dilapidated rental properties adjacent to or close to their own homes. This practice has improved the neighborhood's housing stock and has ensured that these rental buildings are managed by people with a personal stake in the vitality and aesthetics of the neighborhood.

The Stevensons' Carriage House will similarly improve our neighborhood.

I look forward to seeing this proposed project completed.

Sincerely,

Leslie Fields

**Stouder, Heather**

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**From:** James Matson [REDACTED]  
**Sent:** Sunday, August 10, 2014 9:32 AM  
**To:** Stouder, Heather  
**Subject:** Support for Project at 1030 Vilas Ave.

Dear Ms. Stouder:

My wife and I reside at [REDACTED] Vilas Ave. We would like to express our STRONG SUPPORT for the project proposed by our neighbors, Karen and Rodney Stevenson, at 1030 Vilas Ave (and 315 Mills St.). The Plan Commission is scheduled to consider the project on August 25. This project will replace an unsightly building, in derelict condition, with a tasteful, historically compatible carriage house that will greatly beautify the neighborhood. The project has been carefully designed, and is consistent with the historical character of the area. We believe that it will make a significant contribution to the ongoing revitalization of the Greenbush neighborhood, where we have lived for decades.

James Matson  
[REDACTED] Vilas Ave.