

1153 Emerald St.
July 20, 2015

Dear Plan Commission Members:

I am writing on behalf of the Greenbush Neighborhood Council (leadership body of the Greenbush Neighborhood Association) regarding the proposed development at 101 S. Mills St.

We felt the new design fits better into the neighborhood than the original 6-unit design presented about a year ago. Worthy of commendation was the fact that the new building has a clear front door facing Mills St. rather than multiple unit entry doors around the perimeter of the building and more space allocated for trash and recycling collection for the building.

More recent designs have incorporated a screening fence to obscure view of the trash bins, 3 additional bicycle parking stalls and 3 moped parking stalls at the rear of the building as well as upsizing the size of trash/recycling bins to reduce the number of bins left on the curb each collection day.

Additionally, concerns about light scatter from hallways to the exterior were brought up with Mr. Etmanczyk, and he has promised to try to locate hallway lighting fixtures to reduce to the extent possible any light scatter outside the building.

Mr. Etmanczyk has expressed a desire to rent to a non-student clientele (although still bound by fair housing laws). As neighbors, we have had to live with challenges unique to neighborhoods with a high undergraduate student population. We would be much more comfortable should the zoning limit the number of unrelated residents per unit to the total number of bedrooms to be more in line with occupancy limits in the neighboring Vicinato development. We feel a lower allowed occupancy limit in each unit would deter noise and parking issues in the future. However, we recognize the current zoning code has no provision for implementing a unit occupancy rate amenable to neighbors and still allow a building of the size proposed.

The Neighborhood Council does feel that, because the proposed zoning change would allow up to 5 unrelated people per unit in this 4-unit building, the 3 off-street car parking stalls is insufficient to allow RP3 parking permits to be issued for residents of the property. Allowing RP3 eligibility for the proposed development would be an excessive strain on already taxed street parking resources in the area. This request is in agreement with recommendations from the Madison Parking Utility who recommend against allowing RP3 permits for the proposed building at this site.

We do feel the proposed property will be a welcome addition of slightly larger living units to our neighborhood and feel we should support the development as proposed but barred from RP3 permit issuance.

Sincerely,

A handwritten signature in cursive script, appearing to read "John Perkins".

John Perkins

Greenbush Neighborhood Association President

Zaccai Lewis

Ryan Engel

Cynthia Koschman

Karen Carlson

Julie Laundrie

Andrea Levy

Duane Steinhauer

Nate Warnke

Cynthia Williams

Peter Williams