

From: Laurie S [REDACTED]
Sent: Monday, September 30, 2013 5:24 AM
To: Parks, Timothy
Subject: Plan Commission 9/30; comments on 2 agenda items

Hi Tim,

Unfortunately, we are unable to attend the plan commission meeting on 9/30. However, we want to let you know our thoughts on two agenda items, the Vicinato Apartments Proposal and the St James Cottage Homes proposal.

Vincinato Apartments

We have several issues with this proposal

1. The developer is proposing to tear down the O'Connell House at 1022 Mound St. This house, which has been sadly neglected by its current owner (Meriter Hospital), was built in 1897, is an excellent example of Queen Anne architecture, and was featured in a 1991 walking tour brochure of the Greenbush-Vilas neighborhood. It also complements a house directly across from it on Mills St which was incorporated into the Village Co-housing development a number of years ago. Tearing down the O'Connell House will destroy part of the historic character of the Greenbush neighborhood. Tearing down this house will also destroy
2. The proposed apartment buildings are too large and it does nothing to add to the older character of the Greenbush Neighborhood. It also detracts from, rather than compliments the facade created by the co-housing development directly across the street. Yes, the Meriter GDP allows for such density. But the Meriter GDP considered primarily profit margin for Meriter and did not look at the overall character or traffic and parking issues of the neighborhood.
3. We agree with City Transportation officials who have recommended no RP3 parking permits be issued for this project. It is already next to impossible to find parking within a block any direction of where this apartment is going to be built. If it's tenants are allowed to buy street permits, it will push the parking congestion further away from the actual apartment building.
4. City traffic needs to foresee traffic congestion issues, particularly for the corner of Regent and Mills. Traffic calming devices have been successful over the past 5-7 years at reducing and slowing traffic in the Meriter "corner" of the neighborhood. But the increased density of this project, along with the Longfellow project, have the potential to make Mills St between Regent and south to Vilas, a congestion nightmare.

St James Cottage Homes proposal

This landowner and architect have already designed and built 2 very nice duplexes across the alley from us. It looks like his proposal for this block of St James Court will also be an attractive addition to the neighborhood. However, we would encourage him to add dedicated bicycle parking. We also would like him to be required to provide parking ON the property for any units he adds to the current configuration of units. This is already a congested parking area, and a significant increase in parking permits will move the parking pressure further south, making it extremely difficult to find parking in the winter during single side parking (and we don't have any parking ramps within walking distance like downtown residents do).

Thanks for your consideration.

Sincerely,
Laurie & Lee Swimm
■ Chandler St.