



**Legistar ID #25219
2801 Dryden Drive
Conditional Use Alteration**

**Report Prepared By:
Kevin Firchow, AICP
Planning Division**

Please see the email from Ald. Satya Rhodes-Conway regarding this item. In her email, she recommends the Plan Commission consider adding a condition related to tenant screening. Per her request, staff have drafted the following additional condition.

The developer shall submit a written description of the screening process utilized for all future tenants. The expectation is that this process is equivalent to or exceeds the level of screening services provided by the Apartment Association of South Central Wisconsin (or other established industry standard.) Additionally, the applicant shall include their methodology for informing building tenants of the presence of this conditional use and the approved occupancy restrictions. Such information shall include appropriate City contacts related to enforcing this approval. Information submitted to satisfy this condition shall be approved by the Planning Division Director, Zoning Administrator, and the City Attorney's Office and will be kept as part the Zoning conditional use file. The applicant shall include a written commitment to following the approved process for all future tenants.

Firchow, Kevin

From: Rhodes-Conway, Satya
Sent: Friday, August 17, 2012 9:42 PM
To: Firchow, Kevin
Subject: Dryden Dr.

Kevin -

In case I do not make it Plan Commission on Monday, please share the following with the Commissioners.

Thanks,
Satya

Commissioners -

I have a committee meeting tonight that I may be quorum for, so it is likely that I will not be able to join you for your discussion of 2801 Dryden Dr.

Although some of my constituents feel that the Northside has more than enough multi-unit, unrestricted rental housing, my concerns with this proposal are much more focused on the impact on my constituents that live in the building. The current residents moved in with the understanding and expectation that it was a senior housing facility. Over the past year, they have had serious, recurring issues with several tenants who did not meet the age restrictions. While it seems that renting to individuals under 55 was a misunderstanding of the restrictions on the part of the management, it was nonetheless a violation of the existing conditional use, and several tenants left as a result. The issues have been resolved (through eviction), and residents seem pleased with the current rental practices, but everyone I have talked to is somewhere between concerned about and outright opposed to lifting the restrictions for 20 of the units. This is a full half of the units; if all were rented to younger people it would change the character of the building substantially. The management has indicated that it is their intent to rent to people "close to" 55 years of age, but it is my understanding that once the restriction is lifted, they will not be able to discriminate on the basis of age.

If you approve this change, in the best case, there will be very little impact to either residents or neighbors. In the worst case, I think the impact to the neighbors will continue to be minimal, but the impact to residents will be substantially negative. I understand that the conditional use standards focus mostly on the impact on neighboring properties. In this case I would ask you to consider the impact on neighboring apartments. If you feel you can approve this change, I ask that you include "comfort language" that communicates our expectation to management that they continue to use screening and rental practices that are above the industry standard, and that they inform their tenants of the presence of the conditional use permit and that concerns can be communicated to Planning staff or to me. Thank you for your consideration, and as always, thank you for your service.

Best,
Satya