

September 29, 2013

Re: Vicinato Apartment Planned Development Proposal (105-113 S. Mills Street & 1020-1022 Mound Street)

Dear Members of the Plan Commission and Planning Staff,

I am a resident of the Greenbush Neighborhood and am writing to provide comments on the 74 unit Vicinato Apartments Planned Development (105-113 S. Mills Street & 1020-1022 Mound Street). After reviewing the developer's (The Gallina Corp.) plans and reading the Planning Division's Staff Report (dated September 6, 2013), I am neither opposed nor in favor of the development. However if this project is approved by the Plan Commission, I hope the Commission will also incorporate the following recommendations from the Planning Division's Staff Report which I also support:

1. Unit Occupancy:

I agree with Planning Division's recommendations that the proposed Vicinato Apartments should be limited to multi-family residences and also follow TR-C3 zoning's "family definition" that limits the occupancy of each dwelling unit to no more than 2 unrelated individuals. This is consistent with the current Greenbush Neighborhood Plan and its related Revitalization Strategy which I support.

2. Creation of an On-site Loading Area:

I agree with Traffic Engineering's recommendation the developer needs to provide an on-site loading zone, preferably in the rear parking lot of this proposed building. This loading zone should not be located on South Mills Street, which is currently a No Parking Zone and it should not be located on Mound Street. The loading zone should also not impede public right of way, sidewalks and pedestrian movements. Under no circumstances should any loading by service vehicles (e.g. garbage trucks, moving vehicles, delivery vehicles, etc...) be allowed on South Mills Street or on Mound Street because this would certainly impede traffic on these busy streets.

3. No On-street Residential Parking Permits:

I agree with Traffic Engineering's recommendations that no on-street residential parking permits (RP3) be issued for the proposed Vicinato Apartments and that this is a condition of approval. This apartment building will consist of 74 dwelling units and only 70 parking stalls, which is a ratio less than 1.0 stall per unit. Elimination of RP3 parking permits for projects with ratios < 1.0 is consistent with other recent projects in the Greenbush Neighborhood (e.g. "Ideal" and "Longfellow" Planned Developments) and I support this stance by the City.

4. Bicycle and Moped Parking

City Staff recommends the minimum required number of bicycle stalls be installed. I would like to request that the City also recommends that all designated bicycle stall locations be situated

so as not to impede the public right of way and pedestrian movements. Currently 74 bicycle stalls are planned in this project. I would like to encourage The Gallina Corp. to meet this requirement, and if at all possible, to increase it by 10% (for a total of 81 stalls). The City encourages its residents to reduce the number of trips using vehicles and being that this project is centrally located, I would like to see more bicycle use by residents in our Greenbush Neighborhood. I feel that having plenty of bicycle stalls at the resident's disposal would encourage the use of bicycles even more.

A lot of City residents who reside in central Madison use mopeds to quickly travel short distances. I encourage the developer to provide additional (a minimum of 7 - 10) designated moped parking stalls for their residents so mopeds can be kept in secure, on-site location(s). Similar to the bicycle stalls, preferably these designated locations would be situated so as not to impede the public right of way and pedestrian movements.

5. Protection of Existing Trees:

As the Park Division Staff recommends - Please protect any existing trees where this proposed project will be built and also require the developer to plant additional trees when the project is completed.

Thank you for considering my comments on this project.

Sincerely,

Dawn Perkins

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