

1153 Emerald St.  
Madison, WI 53715  
September 23, 2014

City of Madison Plan Commission  
Planning Department  
Suite LL 100, Municipal Building  
Madison, WI 53703

Dear Plan Commission Members:

We are writing on behalf of the Greenbush Neighborhood Association's Neighborhood Council regarding the proposed development at 101 S. Mills St. The developer Chris Etmanczyk and architect Brad Koning met earlier this summer with our neighborhood council, interested neighbors and our appointed alder.

The biggest concern we have is regarding occupancy limits in each of the apartment units. We were assured the developer intends to rent the apartments to a similar demographic as the Vicinato (next door) and the Longfellow Lofts (Alexander development in the old Longfellow school, one block away) are aimed at; we have no reason to believe this is not the case based on what was presented to us. The scale of the building as proposed seems reasonable given the size of the Vicinato building that consumes the rest of the block along Mills St.

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However, given our proximity to Regent St. and the multitude of student housing developments north of Regent St., we are concerned about this property becoming a Fahrenbrook Ct-South bringing along with it a set of challenges unique to properties with a high density of undergraduate students. We feel such issues have led to the overuse of many of the properties in our neighborhood that pushed many homes in our neighborhood beyond the point where renovation makes financial sense.

Given that the Vicinato property does have a maximum of 2 unrelated individuals per unit restriction similar to that found in TR-C and certain other zoning districts, we feel such a restriction would make for a more consistent zoning map on this block. Other properties on the block are designated for long-term hospital use. A non-conforming zoning restriction to limit units to 2 unrelated individuals per unit (or one person per bedroom per unit) would be preferred; unfortunately, the current zoning code is deficient in providing a zoning district that allows the proposed building size and greenspace requirements on this lot with the lower per-unit occupancy limit as used by TR-C zoning districts. Mr. Etmanczyk was asked whether such an occupancy limitation would make his building plans infeasible; he replied that he did not think the lower occupancy limitation would make the project infeasible (based on the target rental demographic and building details).

We feel that if such an occupancy restriction is not possible, at a minimum a limit of one RPP on-street parking permit per unit is a necessity to prevent an undue burden on limited on-street parking resources. The current zoning for the existing property allows up to 5 unrelated people to live in it, which likely would result in a maximum of 5 cars and off-street parking for 3-4 vehicles as the lot is

currently configured. Rezoning the property to TR-U2 as proposed for a 6 unit building could potentially house up to 30 unrelated individuals with a likely maximum of 30 cars. Off-street parking resources are only available for 2 cars plus a disabled parking spot and moped/bicycle parking. We feel this would be an unacceptable burden on street parking resources.

Allowing unlimited RP-3 permits would make the property more inviting to the undergraduate student crowd, too, providing on-street parking during the day for up to 30 undergraduate students while students are in class. We recognize the building owner cannot discriminate against undergraduate students when renting the property, but limiting the RP-3 permits issued would at least lessen the parking burden on streets.

Other issues identified by the neighborhood council include:

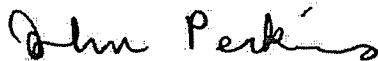
- Adequate trash and recycling facilities
- Having a clear "front door" as other properties in the neighborhood have
- Tree species specified along the stairway to the garden apartment on the north side of the building (originally spec'ed as an ornamental pear tree that could leave fruits on the steps and sidewalks and may prefer full sun)
- Adequate moped and bicycle parking to prevent mopeds/bicycles from being parked on sidewalks, tied to railings, etc.

There have been some design changes since our meeting with developers to address some of these issues. Some details accenting the front door show in the plan documents on page A3.0, although they are missing from photos on page A0.0. We ask that city staff and the Plan Commission are clear on the final design details being proposed as they relate to these elements.

We were told there is a larger trash/recycling container available for multi-unit properties that would offer higher capacities than those used for residential properties. We are not familiar with these units and ask that city staff and commission members review this element to make sure adequate capacity is being provided for the property.

We look forward to seeing the end result once this block of S. Mills Street has been redeveloped.

Sincerely,



John Perkins, GNA president

Zaccai Lewis

Cindy Koschmann

Cynthia Williams

Andrea Levy

Peter Williams

Karen Carlson

Nate Warnke

Duane Steinhauer

Ryan Engel

Julie Laundrie

September 24, 2014

Re: Comments on the 101 S. Mills Street Development

Dear Members of the Plan Commission,

I am an 8+ year resident of the Greenbush Neighborhood and am writing to provide comments on the new development being proposed by Chris Etmanczyk at 101 S. Mills Street. My comments regard the following: 1) the requested zoning change to TR-U2, 2) the proposed off-street parking, and 3) the handling of garbage & recycling.

*1) Zoning Change Request & Occupancy Limits:*

The developer, Chris Etmanczyk, is proposing a 6-unit residential building and requesting a zoning change to TR-U2, which would allow up to 5 unrelated residents in each unit, including in the five 2-bedroom units being proposed.

I am *opposed* to any zoning change at this property that would allow up to 5 unrelated individuals per dwelling unit. The Greenbush Neighborhood is slowly changing back to more family-friendly residences (including encouragement from the City with the recent passage of our new TIF district to convert old, multi-residence homes back into single-family homes) and I would like to see this trend continue. When up to 5 non-related individuals are allowed to pack into a single dwelling unit, this could bring an undergraduate-collegiate-atmosphere into the neighborhood (e.g. Spring St. or Mifflin St) which then no longer makes it family-friendly.

Instead, I respectfully ask you to consider a zoning change at this property that would fit the "family definition" and therefore limit the occupancy of each proposed dwelling unit to no more than 2 unrelated individuals. This would make the 101 S. Mills St. property consistent with the current Greenbush Neighborhood Plan and its related Revitalization Strategy which calls for more family-definition residences to encourage work force and family housing. The application of the "family definition" at 101 S. Mills St. would also be consistent with the new residential building currently being constructed immediately adjacent to this property, "The Vicinato" at 105 - 113 S. Mills Street, thus making the occupancy limits consistent for the entire 100 block of S. Mills St. Other, very recent, examples of Greenbush Neighborhood residential building projects also zoned under the family definition (a.k.a. no more than 2 unrelated individuals per unit) include, The Longfellow School project and the St. James Cottage Homes project.

*2) Proposed off-street parking & On-Street Residential Parking Permits (RP3):*

This proposed 6-unit development has only 3 off-street parking stalls for motor vehicles. If the project is approved as proposed by the developer, a total of 30 individuals could live in this development. The ratio of 3 motor vehicle parking stalls to the equivalent 6-unit building is 0.5, a ratio that typically triggers City Traffic Engineering to restrict/eliminate on-street residential parking permits (RP3). Other recent Greenbush Neighborhood developments (e.g. The "Ideal", The "Longfellow School", & next door to this development, "The Vicinato") all had ratios < 1.0 and Traffic Engineering reduced or eliminated RP3's in these developments. I feel the 101 S. Mills St. developer has not

provided enough motor vehicle off-street parking, thus residents will park their vehicles on the already congested Greenbush Neighborhood streets. This development is also very close to Meriter Hospital (less than 2 blocks from the hospital's main entrance) therefore on-street parking is particularly in demand due to the high number of Meriter Hospital employees & visitors that park on the neighboring city-owned streets. As result, I request that no on-street residential parking permits (RP3) be issued for this proposed development and that this is a condition of approval.

In addition, the developer & owner of 101 S. Mills Street (Mr. Etmanczyk) currently rents this property's un-used parking spots to Meriter Hospital employees. This concerns me in that this could force the proposed development's residents to park on the street. I also ask as a condition of approval that the owner is not allowed to rent parking spots to non-residents of the 101 S. Mills Street development, thus ensuring all off-street parking stalls are for resident's use only.

### 3) *Garbage & Recycling:*

The developer of 101 S. Mills Street has verbally told us neighbors that he will be using City of Madison's garbage & recycling services. I am concerned the current design plan does not provide adequate storage room for the number of garbage and recycling carts (and possible future compost carts) that a 6-unit building with up to 30 residents (as proposed) would require. I am also concerned about having so many carts (I estimate a minimum of 12 carts) being placed at the curb on garbage & recycling pick-up day. At this property location neither the Mills Street nor Milton Street sides are conducive to hold this many carts at the same time. Mills Street is a heavily used, narrow traffic corridor with no parking on the 101 side of the street. Milton Street is also very narrow with heavy on-street parking use due to the proximity of Meriter Hospital.

It is also unclear as to who will be responsible for promptly putting the garbage & recycling carts out on the designated pick-up day & then promptly returning them to their proper storage area, per City Code. The Greenbush Neighborhood has numerous dwellings where these carts sit out at the street curb (or in the street itself) for many days after pick-up occurs therefore creating an eye-sore. This is evident any day of the week simply by walking/driving around the neighborhood. This has even been observed (& reported to the City) earlier this year at this same 101 S. Mills Street address. It is especially trouble-some in multi-unit residences (similar to the one proposed) where the individual residents are responsible for taking the carts in & out. More often than not it simply does not get done as required by City Code.

As a result of these concerns, I urge the Plan Commission to consider requiring this development to use commercial garbage & recycling services. This would eliminate the issues I described above (e.g. there would be no need for a large number of individual garbage & recycling carts being stored & placed out at the curb, plus eliminating who takes the carts in & out in the first place).

Thank you for considering my comments on this project.

Sincerely,  
Dawn Perkins  
[REDACTED] Emerald Street  
Madison, WI 53715

**Parks, Timothy**

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**From:** John Perkins [REDACTED]  
**Sent:** Friday, August 01, 2014 9:49 PM  
**To:** All Alders  
**Cc:** Parks, Timothy  
**Subject:** Comments regarding rezoning of 101 S. Mills St.  
**Attachments:** 101S.MillsRezoningLetter.pdf

Attached are comments from the Greenbush Neighborhood Council regarding rezoning of 101 S. Mills St., which I'm told is slated to be on the agenda for the next Common Council meeting on August 5, 2014.

John Perkins  
GNA President

## Parks, Timothy

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**From:** John Perkins [redacted]@gmail.com  
**Sent:** Friday, August 01, 2014 10:03 PM  
**To:** Parks, Timothy  
**Subject:** Fwd: [greenbushneighborhood] 101 S. Mills proposed zoning change

Comments I received from neighbors regarding the proposed zoning change on 101 S. Mills. Please add them to the Common Council information packets as appropriate.

More to follow.

John

----- Forwarded message -----

**From:** <[redacted]@gmail.com>  
**Date:** Fri, Jun 13, 2014 at 10:24 PM  
**Subject:** Re: [greenbushneighborhood] 101 S. Mills proposed zoning change  
**To:** John Perkins <[redacted]@gmail.com>

I would object to changing the unrelated people per apt. And, you know that students will cram as many as possible into each apartment to save money. As I assume these apartments are 2 bedrooms, there should be only as many unrelated people in each apt as there are bedrooms.

Ruthie Carpenter  
[redacted] S. Mills St

**From:** <mailto:greenbushneighborhood@yahogroups.com>  
**Sent:** Friday, June 13, 2014 10:05 PM  
**To:** [greenbushneighborhood@yahogroups.com](mailto:greenbushneighborhood@yahogroups.com)  
**Subject:** [greenbushneighborhood] 101 S. Mills proposed zoning change

The proposed building for 101 S. Mills St, as mentioned earlier on this list, will require a zoning change today from TR-V1 (current) to TR-U1 or TR-U2. The TR-U classifications differ only in the amount of greenspace required on the property.

I received confirmation from city planning today that the TR-U zoning classifications allow up to 5 unrelated adults per unit. With 6 apartments in this property, that would potentially allow up to 30 residents to live in the proposed building.

Neighborhood reaction was generally accepting of the proposed size of the building and number of units during our neighborhood meeting, but I felt that was based on apartments allowing only 2 unrelated adults per unit rather than 5. If you feel your opinion of the project changes based on the occupancy limits, please let me know. I would like to forward the names of neighbors who feel this is a cause for concern.

## Parks, Timothy

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**From:** John Perkins [perkinsj71@gmail.com]  
**Sent:** Friday, August 01, 2014 10:03 PM  
**To:** Parks, Timothy  
**Subject:** Fwd: [greenbushneighborhood] 101 S. Mills proposed zoning change

----- Forwarded message -----

**From:** Cindy and Ed <[redacted]>  
**Date:** Sat, Jun 14, 2014 at 10:44 AM  
**Subject:** Re: [greenbushneighborhood] 101 S. Mills proposed zoning change  
**To:** John Perkins <perkinsj71@gmail.com>

John,

Ed and I both have real concerns about the potential increased occupancy for 101 S. Mills. I hope other neighbors feel the same. When would this go to Plan Commission? Would it be possible for the council to weigh in on this if there appears to be neighborhood support?

Cindy

Sent from my iPad

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On Jun 13, 2014, at 10:05 PM, "John Perkins [perkinsj71@gmail.com](mailto:perkinsj71@gmail.com) [greenbushneighborhood]" <[greenbushneighborhood@yahoogroups.com](mailto:greenbushneighborhood@yahoogroups.com)> wrote:

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John Perkins  
Greenbush NA president

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Posted by: John Perkins <[perkinsj71@gmail.com](mailto:perkinsj71@gmail.com)>

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## Parks, Timothy

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**From:** John Perkins [perkinsj71@gmail.com]  
**Sent:** Friday, August 01, 2014 10:03 PM  
**To:** Parks, Timothy  
**Subject:** Fwd: [greenbushneighborhood] 101 S. Mills proposed zoning change

----- Forwarded message -----

**From:** Barbara MacCrimmon <[REDACTED]>  
**Date:** Sat, Jun 14, 2014 at 12:48 PM  
**Subject:** Re: [greenbushneighborhood] 101 S. Mills proposed zoning change  
**To:** John Perkins <perkinsj71@gmail.com>

Hi John,

Thanks for your work. We both definitely feel this is a concern. With the five rental units going up between Drake (Ideal Body) and here (the Village) in 5 blocks, and the extra cars this is bringing, I feel the city really did us a grave disservice. In just 5/6 blocks the density has been increased enough so that our neighborhood will never recover a small family home image, or reality.

And there are the 3 houses being built behind over on St.James, which will also house numerous students. Wherever we can bring down the occupancy rate, that is certainly the way we would go. Why does the city treat the public as not worthy of more consideration, and always allow money to be the prime mover?

I know there is no easy answer to these questions, but we have lost a lot of respect for the people who allow the city to make these decisions.

Barbara and Don MacCrimmon

On Fri, Jun 13, 2014 at 10:05 PM, John Perkins perkinsj71@gmail.com [greenbushneighborhood] <greenbushneighborhood@yahogroups.com> wrote:

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Neighborhood reaction was generally accepting of the proposed size of the building and number of units during our neighborhood meeting, but I felt that was based on apartments allowing only 2 unrelated adults per unit rather than 5. If you feel your opinion of the project changes based on the occupancy limits, please let me know. I would like to forward the names of neighbors who feel this is a cause for concern.

John Perkins  
Greenbush NA president



## Parks, Timothy

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**From:** John Perkins [perkinsj71@gmail.com]  
**Sent:** Friday, August 01, 2014 10:04 PM  
**To:** Parks, Timothy  
**Subject:** Fwd: [greenbushneighborhood] 101 S. Mills proposed zoning change

----- Forwarded message -----

**From:** Ryan Engel <[REDACTED]>  
**Date:** Sat, Jun 14, 2014 at 6:08 PM  
**Subject:** Re: [greenbushneighborhood] 101 S. Mills proposed zoning change  
**To:** John Perkins <[perkinsj71@gmail.com](mailto:perkinsj71@gmail.com)>

Hi John -

Up to 5 people per unit is too many in my opinion and runs counter to both the neighborhood and city's movement to more family residential/less student housing in the area.

I don't suppose they have improved the parking situation? Not that it matters really -- it's still too many people.

Ryan



**John Perkins [perkinsj71@gmail.com](mailto:perkinsj71@gmail.com) [greenbushneighborhood]**

June 13, 2014 at 10:05 PM

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John Perkins  
Greenbush NA president

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Posted by: John Perkins <[perkinsj71@gmail.com](mailto:perkinsj71@gmail.com)>

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## Parks, Timothy

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**From:** John Perkins [perkinsj71@gmail.com]  
**Sent:** Friday, August 01, 2014 10:04 PM  
**To:** Parks, Timothy  
**Subject:** Fwd: [greenbushneighborhood] 101 S. Mills proposed zoning change

----- Forwarded message -----

**From:** Jim Frenkel <[REDACTED]>  
**Date:** Sat, Jun 14, 2014 at 7:12 PM  
**Subject:** Re: [greenbushneighborhood] 101 S. Mills proposed zoning change  
**To:** John Perkins <[perkinsj71@gmail.com](mailto:perkinsj71@gmail.com)>

Five unrelated adults in one unit sounds more like a dormitory than anything else, and if it's all students there'll be a lot more burden on neighborhood parking, for starters.

On Sat, Jun 14, 2014 at 8:44 AM, John Perkins <[perkinsj71@gmail.com](mailto:perkinsj71@gmail.com)> wrote:

Agreed...which is why I thought it necessary to send out. I felt it was presented as having a lower occupancy limit previously.

John

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On Jun 14, 2014 5:30 AM, "Jim Frenkel" <[REDACTED]> wrote:  
That's kind of a big change. Really.

On Fri, Jun 13, 2014 at 10:05 PM, John Perkins [perkinsj71@gmail.com](mailto:perkinsj71@gmail.com) [greenbushneighborhood] <[greenbushneighborhood@yahoogroups.com](mailto:greenbushneighborhood@yahoogroups.com)> wrote:

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John Perkins  
Greenbush NA president

## Parks, Timothy

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**From:** John Perkins [perkinsj71@gmail.com]  
**Sent:** Friday, August 01, 2014 10:05 PM  
**To:** Parks, Timothy  
**Subject:** Fwd: [greenbushneighborhood] 101 S. Mills proposed zoning change

----- Forwarded message -----

**From:** James Matson <[REDACTED]>  
**Date:** Sat, Jun 14, 2014 at 9:56 PM  
**Subject:** Re: [greenbushneighborhood] 101 S. Mills proposed zoning change  
**To:** John Perkins <perkinsj71@gmail.com>

Hi John -

Thanks for bringing this up. Beth and I certainly believe that there should be a maximum of 2 unrelated adults per unit rather than 5.

- Jim Matson

P.S. - Do you know if there have been any further developments on the Greenbush residential TIF district implementation?

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On Jun 13, 2014, at 10:05 PM, John Perkins [perkinsj71@gmail.com](mailto:perkinsj71@gmail.com) [greenbushneighborhood] wrote:

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John Perkins  
Greenbush NA president

**Parks, Timothy**

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**From:** John Perkins [perkinsj71@gmail.com]  
**Sent:** Friday, August 01, 2014 10:05 PM  
**To:** Parks, Timothy  
**Subject:** Fwd: [greenbushneighborhood] 101 S. Mills proposed zoning change

----- Forwarded message -----

**From:** Prudence Barber <prudencebarber@charter.net>  
**Date:** Sat, Jun 14, 2014 at 10:13 PM  
**Subject:** Re: [greenbushneighborhood] 101 S. Mills proposed zoning change  
**To:** John Perkins <perkinsj71@gmail.com>  
**Cc:** greenbushneighborhood <greenbushneighborhood@yahoogroups.com>, "vcc-madison@googlegroups.com Google" <vcc-madison@googlegroups.com>

Hello neighbors -

Thank you, Josh, for sending us this information.

What will this change do to on-street parking in the neighborhood: Mills, Milton, St. James, Mound, Brook Sts.?

At Village cohousing (116-124 Mills St., and 1104-1112Mound St. we have had enough space so most people who came to visit here could park nearby on the streets.

Now with 70+ units across Mills St, and ? how many? in the Longfellow location, we're afraid we're up the creek without a paddle ?? --when it comes to visitors, workers and community meeting and activity participants.

What is the arrangement now, in this neighborhood, or in the city in general, with regard to on-street parking per rental unit? Does each apartment come with one off-street parking space included? But what is the reality about the average number of cars per unit in such housing? Isn't the average more than one per unit? Has there been research and are there some figures?

So, this is my concern. Is it real, and are there things we should do about it?

Thank you for your attention.

Prudence

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Prudence Barber  
[redacted] Mills St. [redacted]  
Madison WI 53715  
[redacted]

**Parks, Timothy**

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**From:** John Perkins [perkinsj71@gmail.com]  
**Sent:** Friday, August 01, 2014 10:05 PM  
**To:** Parks, Timothy  
**Subject:** Fwd: [greenbushneighborhood] 101 S. Mills proposed zoning change

----- Forwarded message -----

**From:** Peter Swimm <[REDACTED]>  
**Date:** Sun, Jun 15, 2014 at 9:01 PM  
**Subject:** Re: [greenbushneighborhood] 101 S. Mills proposed zoning change  
**To:** John Perkins <perkinsj71@gmail.com>

We think it is definitely cause for concern and also had the impression from the proposal and what we heard from neighbors who attended the meeting that the units would hold no more than 2 unrelated adults each. If each could hold up to 5 people, that's almost 3x the density. We were out of town and could not attend this meeting, but I assume there is no parking for this project except for street parking? If that is the case, is doesn't seem like that number of vehicles can be absorbed very easily.

Thanks John!

Laurie and Lee Swimm

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On 06/13/14, "John Perkins [perkinsj71@gmail.com](mailto:perkinsj71@gmail.com) [greenbushneighborhood]" wrote:

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- > The proposed building for 101 S. Mills St, as mentioned earlier on this list, will require a zoning change today from TR-V1 (current) to TR-U1 or TR-U2. The TR-U classifications differ only in the amount of greenspace required on the property.
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- > John Perkins
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- > Greenbush NA president
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