

Firchow, Kevin

From: Rummel, Marsha
Sent: Monday, July 13, 2015 1:38 PM
To: Firchow, Kevin; Cornwell, Katherine; Zellers, Ledell; Stouder, Heather
Cc: Bert Stitt - Canal Place; JDS; [REDACTED]@hpl.com; [REDACTED]@charter.net; Mary Conroy; [REDACTED]@hpl.com; [REDACTED]@hpl.com; [REDACTED]@hpl.com; Bryant Moroder; Brad Hinkfuss
Subject: Alder comments for 7/13 Plan Commission

Greetings Plan Commissioners-

I will not be able to attend your meeting tonight but wanted to share my comments. (Apologies for any formatting errors in this email, the internet for the city apparently crashed)

Thank you for your service-
Marsha

7. rezoning property located at 501 Welch Avenue, 6th Aldermanic District, from TR-C2 (Traditional Residential - Consistent 2) District to TR-C3 (Traditional Residential - Consistent 3) District.

When the applicant first contacted me in April/May for a 30 day waiver of notice, I agreed based on her assertion that she was in contact with immediate neighbors who were generally supportive. She indicated she had the support of three neighbors. I should have encouraged her to expand her outreach efforts. I don't often deal with requests like this and did not have a process in place to get meaningful public input.

I have received emails and you have a signed letter from 16 property owners plus additional emails in opposition in your packet from neighbors who have expressed concerns about the new driveway, the loss of trees, and parking impacts on Center. These are legitimate concerns and I share their concerns.

I don't see a proposal for a new driveway for Lot 20. While I understand the rationale in the staff report for rezoning back to two parcels and consistency with the surrounding zoning, I struggle to see how a new house (and driveway?) would be incorporated into the new site and address the loss of street parking on a very narrow street and other concerns raised by neighbors.

Before any rezoning is approved, I request that the applicant provide a site plan that would address how a driveway and house would be incorporated on lot 20 with a more formal review process with neighbors, city staff and the alder to address the full impacts of this action. Given the level of concerns you have heard. I don't think that is appropriate at this time to rezone the property without more public engagement. I don't support the rezoning application before you tonight.

8. 409 East Main Street, 6th Aldermanic District from DR1 (Downtown Residential 1) District to UMX (Urban Mixed Use) District to correct a mapping error.

Landmarks reviewed the proposal to add an addition to the commercial building in the First Settlement historic district at our 7/6 meeting. Because of ordinance language, the proposal needed a variance which is not very common in our review process and caused some concern among neighbors. We heard testimony

from two neighborhood leaders who expressed general personal support for the addition. One person noted the loss of the viewshed of St Pats for many nearby residents and the loss of lightshed with a taller building. The Commission voted unanimously to support the variance with the recommendation that the applicant pull back the roof overhang which I assume UDC will review later this week.

I support the adaptive reuse of this commercial building and appreciate the care and research the team engaged in to make sure the new construction is appropriate to the building and the surrounding context.

Note: Items 9 and 10 should be considered together.

9. 38876 Creating Section 28.022 - 00172 and Section 28.022 - 00173 of the Madison General Ordinances to change the zoning of property generally addressed as 109 South Fair Oaks Avenue, 6th Aldermanic District, from TE (Traditional Employment) District to PD(GDP)SIP (Planned Development (General Development Plan) Specific Implementation Plan) District.

10. 39090 Approving a Certified Survey Map of property owned by the City of Madison and located at 109 S. Fair Oaks Avenue; 6th Ald. Dist.

I support 9 and 10.