

July 20, 2017

To: Madison Plan Commission


CC: TLNA Council  
Ledell Zellers, Alder District 2  
Eric Udelhofen  
Amy Alstad

Re: 1222 E. Mifflin Street

Eric Udelhofen and Amy Alstad presented their plan to build an Auziliary dwelling unit (ADU) on their property at 1222 E. Mifflin St. to the Tenney-Lapham Neighborhood Association (TLNA) Council on July 13, requesting our support. There is no garage in the rear of their property at this time. They intend to use the ADU for visiting relatives. They will have the ADU's design be consistent with their house. They have reached out to neighbors to let them know about their plan. Their next door neighbor attended the TLNA meeting to support their request.

After discussion, the TLNA Council unanimously voted to support the ADU.

Sincerely,



Patty Prime  
TLNA President

David R. Karpe  
Dayton Street  
Madison, Wisconsin 53703  
Telephone (608) 263-1111  
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March 17, 2017

Plan Commission  
City of Madison

Re: August 28, 2017 meeting regarding 1222 E. Mifflin Street  
"Conditional Use - Construct detached accessory dwelling unit"

Dear Plan Commission:

I am writing this in response to a notice I received in the mail about this meeting. I have nothing against the owners of 1222 East Mifflin Street, and I understand their ambitions about having an additional housing unit with eventual income/investment potential on their lot, but I have some real concerns about this plan, particularly because the plan calls for construction in the area *behind the house-line* on Mifflin Street. Generally this interior portion of our block is not developed except for a few garages. As far as I can tell, there are no other backyard dwellings on this particular block (my 1/2 number address is on the street next to and not behind 1229). People have gardens and outdoor seating/picnicking areas in their backyards on this block, a couple of gravel parking lots, but not additional housing. This is generally a quiet wooded

area, and I think the Commission should hesitate to encourage a tendency to replace trees, green spaces and gardens with buildings.

The buildings in this neighborhood are mainly single family dwellings with a few apartment buildings and other rental units mixed in. The plan for 1222 East Mifflin is unusual for this neighborhood. If there is a goal is to limit population density in this area, this plan is not consistent with that goal. Limited availability of parking on the street and increased noise are becoming issues in this neighborhood. The local residents have had to put up with more than their share of street construction (multiple street/water/sewer projects on Mifflin and Dayton Street and a big street project on Gorham Street in recent years), not to mention seemingly endless private construction projects, with noise all day, into the evenings and often on weekends. Residents are certainly entitled to some repose in their homes. Sure, people need to maintain and remodel their houses, but can you please slow down the rate of new construction?

It is for these reasons that I would respectfully request you deny or defer this plan. Would you please feel free to call me if you have any questions or concerns about this letter? Thank you very much for your attention.

Very truly yours,

David R. Karpe

cc: Ms. Heather Stouder  
Mr. Kevin Firchow  
Mr. Chris Wells