From: Karolyn Beebe
Sent: July 02, 2018 4:11 PM
To: Parks, Timothy <TParks@cityofmadison.com>; Firchow, Kevin <KFirchow@cityofmadison.com>
Subject: Please Fwd to Plan Com Board RE: Comp Plan - the Merry St item

Any city's Comprehensive plan must begin with the story of its watershed, and include designs that harvest rainwater to recharge its drinking water source that citizens depend on..

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This is no place to consider increasing density in any Comprehensive Plan.

From: Rita Ruona
Sent: July 02, 2018 2:25 PM
To: Parks, Timothy <TParks@cityofmadison.com>
Subject: Fwd: Comprehensive-Merry ST Plan

Hello, Tim,
Ruth told me to forward my message to you as Heather is out of the office. I would like for the Planning Commission to have my message for its meeting this evening since I am unable to attend.
Thank you!
Rita Ruona

---------- Forwarded message ---------
From: Rita Ruona
Date: Mon, Jul 2, 2018, 2:14 PM
Subject: Comprehensive-Merry ST Plan
To: <hstouder@cityofmadison.com>

Dear Ms Stouder,

Please relay to the Plan Commission that my husband and I, who have lived @[redacted] Merry Street in the "non-conforming" apartment building (built in the late '60's, early '70's) since 1991, respectfully ask that our neighborhood remain LOW DENSITY.

The proposed change to "high density" would unnecessarily clutter up this small and already crowded corner of Madison.

Winnebago access to Merry Street is often congested with automobile, bike and pedestrian traffic. More of the same would negatively impact traffic flow and accommodation of vehicles and residents.

Over the years, we have watched as the former marshland along the low-lying areas of the Yahara River and on these grounds become unable to absorb run-off and rain water. A high density population and all that it entails would negatively affect this fragile environment.

Please relay my concerns to the Plan Commission with my deeply held belief that the Merry Street area must remain low density.

Respectfully,
Rita Ruona
[redacted] Merry ST APT 6
Madison WI 53704
[redacted]

Plan Commission
Comments on Comprehensive Plan, GFLU Analysis Chart Item #53

Low Residential is 1-2 stories and a general density of 15 du/acre or less.

Low Residential (LR) areas are predominantly made up of single-family and two-unit structures. Some LR areas, particularly in older neighborhoods, may include "houselike" structures that were built as, or have been converted to, multi-unit dwellings. (Draft CP, page 20.)

The west side of Merry Street consists of 10 lots. 9 of the 10 lots come within LR.

- 5 of the 10 properties meet all LR criteria: 1-2 stories; du/acre of 2.9-10.8; and single family or 2 units.
  205 Ramsey, 202 Merry, 212 Merry, 220 Merry, and the parking lot.
- 4 of the 10 properties are close to meeting all LR criteria. All properties are ""houselike" structures that were built as, or have been converted to, multi-unit dwellings."
  209 Ramsey: 2 units, 10.8 du/acre, *but 2.5 stories.*
  1628 Winnebago: 2 units, 12.7 du/acre, *but 2.5 stories.*
  1626 Winnebago: 2 units, 2 stories, *but 17 du/acre.*
  208 Merry: close in all criteria – *3 units, 17.35 du/acre, 3 stories.*

The only exception is 222 Merry. This is a 22 unit apartment building, 2 stories on Merry Street, with density of 34 du/acre.

A change to LMR would not encompass 222 Merry – the change would need to be made to Medium Residential (2-5 stories and 20-90 du/acre) in order for the GFLU map to match what currently exists.

The GFLU map is not intended to match every existing structure. As stated in the FAQS:

> The Comprehensive Plan includes a Future Land Use Plan Map which makes *general* land use recommendations. The land use categories mapped in the Comprehensive Plan are broad and applied to relatively large geographic areas.
> https://imaginemadisonwi.com/sites/imaginemadisonwi.com/files/document/pdf/FLU%20Map%20FAQs_2018-02-01.pdf

Or, as stated in item #47 of *Generalized Future Land Use Map Comments Summary 6/20/18*:

> "Given the general nature of the GFLU map, staff has not tended to change such small areas (in this case, three parcels totaling 0.37 acres) to a different land use than any surrounding land use designation to avoid having the Generalized Future Land Use map begin to appear more like a zoning map. For example, there are many small areas within the LR designation that are more appropriate to the LMR designation, but remain LR to avoid creating small islands of a different category."

Or, as stated on the updated page 124 (emphasis added):

> The generalized nature of the GFLU Map means that boundaries between land uses are not meant to be exact. Similarly, because future land use is not mapped on a parcel-by-parcel basis, *some small inconsistencies between existing development and planned future land uses may be present, such as a small apartment building in the midst of Low Residential area.* It is not the intent of this Plan that such areas must always be brought into compliance with the GFLU Map. Please see additional discussion about the GFLU Map and land use categories starting on page 17 of the Growth Framework chapter.

In June the Plan Commission determined that a window cleaning business on S. Dickenson would be changed from LR to Employment. However, this change merely extended the employment area that was already existing on the north and east sides of the site (west and south were LR).

Changing the west side of Merry to LMR would create an island in the midst of LR and parkland, and across the river is employment.

APEX's zoning is not going to change –the property is TR-U2. By-right development can be up to 8 residential units, with more than 8 units being a conditional use. It is wrong to change the GFLU map to better accommodate a structure that only fits into the neighborhood as a conditional use.

Nor is APEX at risk of downzoning. The draft Comprehensive Plan states: "Similarly, it is not the intention of this Plan that any existing multifamily that may be in the "Low Residential" district must be transitioned to single-family or duplex development." (page 17.)

It is also wrong to change the GFLU map to better accommodate one property when that change would result in 3 properties being outside the scope of the new category. If the west side is changed to LMR, 202, 212 and 220 Merry would not fit within LMR due to density of 3-6 du/acre (LMR is a minimum of 7 du/acre).

It is also wrong to change the category when the "better fit" does not result in an actual fit, since the APEX property exceeds the LMR density. The APEX property also does not fit the LMR description:

> "Building forms present within the LMR category of housing are generally compatible in scale with single-family homes, and may therefore be intermixed with small-lot single family development or used as a transition from more intense development to lower intensity areas comprised primarily of single-family development."

Anne Walker

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