

To: Plan Commission, Alder Tag Evers, Alder Sheri Carter  
 From: Bay Creek Neighborhood Association Planning and Economic Development Committee  
 Re: Rezoning 1402 S. Park from CCT to TSS  
 Date: December 9, 2019

We oppose the proposed rezoning of the Truman Olson site at 1402 S. Park St. from CC-T to TSS. The proposed rezoning would permanently eliminate the requirement for any at-grade open space for this site upon development, limiting outdoor space to balconies/patios and rooftops for future occupants.

We support maintaining the current CCT zoning, which requires that 25% of any development (regardless of developer) be at-grade open space. By relying on another land use mechanisms, Plan could allow for building a grocery store on the Truman Olson site.

Based on a cautious estimate of 1.5 residents per bedroom per apartment, the following table shows the likely future occupancy of the Truman Olson site. This is a very conservative estimate, there could be many more residents.

<i>Developer</i>	# Units	# Bedrooms	# Occupants	# Minor Occupants
Rule (Phase 1)	150	250	375	150
(Phase 2)	80	<i>Unknown/assume</i> 120	180	60
<b>Rule (Both phases)</b>	<b>230</b>	<b>370</b>	<b>555</b>	<b>210</b>
<i>Back-up Developer</i>				
<b>Gorman</b>	<b>93</b>	<b>127</b>	<b>190</b>	<b>72</b>

Limiting outdoor time to balconies/patios or rooftops, denying them open space, a playground, lawn, or other play area should not be acceptable in Madison. Citizens of South Madison expressed in a letter sent to City Staff and alders on October 28, 2019 (echoed on October 30, 2019 in a letter from BCNA) that neighbors want to see open space as part of the proposed development. The BCNA letter notes that “The city’s zoning requirements specify an amount of green space per housing unit [and] this requirement is soundly backed by studies citing the positive mental and physical health impacts of green space in close proximity to housing.” On-site green space is especially important given the location of Truman Olson; access to neighborhood green space requires crossing either Park Street or Fish Hatchery, a risky venture.

The staff report indicates “Planning staff feels that both the existing CC-T zoning and proposed TSS zoning are equally conducive to implementing the recommendations for the Truman Olson property in the Comprehensive Plan and Wingra Market BUILD Market Study and Redevelopment Plan.” However staff fails to provide any compelling reason for the change of zoning and ignores entirely the human aspects of development that demand open space. We ask the Plan Commission to stand strong with South Madison in requiring a healthy quality environment for the future residents of the Truman Olson development.