

From Nick Balazs
N. Ingersoll Ave.
May 20, 2016

Thanks for the update and the work the steering committee is doing. I am encouraged to see that they have nixed the plan for tearing down the houses on Blount and are moving a house from Johnson to Blount. The micro units are an interesting concept and I would urge that we (neighborhood and city) consider the 0:1 parking ratio mentioned. Space for cars begets cars... developments like this push the city to rethink lack of investment in mass transit - I hope.

From Mary Ellen Spoerke
Marston Ave.
April 8, 2016

Thank you for sending the e-mail about the development project on North Blount and East Johnson. I would like to express my concern for maintaining the "community feel" of our neighborhood in light of all the development lately.

To lose sight of the sky to high rise buildings diminishes the quality of life in our neighborhood. Development is necessary in an urban area, but I hope we will not forget that houses and low-level apartment buildings - dwellings where people spend time in their yards, on their porches or simply out walking in the neighborhood, getting to know their neighbors - are what make a community.

I moved to Madison around the time when houses in the Bush were being razed to put up high-rise apartments - "urban renewal" which destroyed a once-thriving Italian neighborhood. In the past year, State Street and surrounding blocks have lost anything that even resembles charm and are nothing more than a concrete canyon now. I hope our neighborhood will be preserved and not go down that path. Not that long ago, Willy St. was decrepit, Madison's version of skid row. Yet people who bought houses and invested in the neighborhood have transformed it into a thriving, vital part of Madison, a desirable place to live and raise families.

I'm not opposed to development, in fact, the East Washington corridor has needed some attention for a long time, but let's also remember that our neighborhoods are precious and need to be preserved.

From Sandra Ward
N. Paterson St.
April 7, 2016

I've read the meeting notes regarding the RPG Blount/Johnson proposal. The comments that most closely capture my concerns were voiced by Beth Kubly and echoed by David Waugh.

Specifically, as noted in the minutes, "Beth Kubly says that her concern is development creep. She thinks the developments on E. Washington are good, but in a perfectly intact neighborhood we shouldn't be putting in new developments. Other people will come in and buy houses in order to tear them down for other developments. She wants to keep these houses – development creep will end up destroying the neighborhood. David Waugh added that other rental houses that need work won't get improved and kept up if people only want to sell to developers – the teardown potential is so great that owners will do little maintenance and repair. If this happens, then we lose even more – we need to preserve historic and affordable housing."

I very much hope that the RPG proposal does not move forward.

From Kirsten Pires
N. Brearly St.
April 7, 2016

My 2cents: I think it's a terrible idea to destroy architecturally appropriate old houses that fit the neighborhood, and replace them with crappy, cheapo apartment buildings that look like they belong on the far far west side.

From Kevin Luecke
N. Ingersoll St.
May 21, 2015

Sorry I couldn't make the meeting last night - I had a conflict. I wanted to voice my strong support for the proposal at Blount and East Johnson. I think the developer has a unique project, and I really liked the vision he presented at the TLNA meeting last week. My biggest concern is actually that it isn't bigger - specifically using the Caribou & laundromat site. I understand that those owners were not interested in selling and then occupying a condo space on the same site, but what is going to be left is a site that is too small to redevelop well when the Caribou and laundromat do eventually want to move on.

In any case, I think the project presents a great opportunity for the neighborhood.

From Dawn O'Kroley
E. Gorham St.

May 20, 2015

Without having seen any of the proposed development drawings, is this the right place for redevelopment? This is a contiguous block of urban fabric. The scale contributes to what defines the neighborhood as it transitions from the Urban Core at the Lamp House Block, as bound by appropriate high density development on East Washington and natural boundaries Lake Mendota and the river. The removal of contiguous urban fabric is the most important first discussion point before considering this an 'infill' project. There will be infill with a very large footprint on the vacant Reynolds lot. Generally, on this block and neighboring blocks, the green space and mature trees behind the properties contribute to the overall landscape of the street due to the smaller scale of the footprint of each structure. If this were looked at on a parcel by parcel basis - based on the goals of the TIF funding - owner occupied renovation is a concept supported by the City in this area. Along Johnson Street, businesses might be more successful with additional neighboring commercial uses on Johnson as we consider the future of this block.