

Comments received by the development chair via email:

On 12/12/2011 5:30 PM, From jmAdNet wrote:

12/12/2011 (From Janna Meyer)

Hi David....I do appreciate your reply letter....and response to my letter to the city plan staff that apparently was forwarded to you, and very much appropriately so, since you are the development chair of the area neighborhood.

No fault of your own, and I do appreciate your time and effort in sending me this detailed letter, but I must take issue with this part of your email which is most telling of all:

"The developer (Gebhardt) has clearly indicated that financially the project cannot go forward without the additional income from higher view sheds afforded the upper floors."

I am sorry to say, this is the same excuse and litany we hear over and over and...again over again by developers. If the code or restriction was six floors--the would be begging for 7 or 8 floors or else the project cannot work. If the code was 15 floors, they'd be asking for a 16 to 18 floor project---again because the project otherwise could not work. Its excuse after excuse in height matters, and only need to turn to the Edgewater recently, or the Alexandra project on North Lake Street back in early 1990s when they went over the limit. And then one I can not recall went over the top but AFTER it was built---I guess its easier to ask for forgiveness than permission, as the later would require tons of hearings, media coverage and irate citizens at a loss what do to next.

I am shocked, slightly, that the height issue was not much of a concern,especially if the alder and neighborhood group (yourself) had told the citizens that this project is going over the height code or ordinances.

And I am not too happy to hear that our alder (Bridget) is going to ask the city zoning committee, UDC and full council to allow exception to the height restrictions. Setting a precedence for one, gives permission for more and more projects that too need that extra one or two floors in order to make their project that financially feasible.

So, in the end David, while I have no connection or ever heard of the Gebhardt group before, it is not this project I am not happy with but as we saw with the conniving Edgewater project that escaped many of the steps to come to fruition and had this very same alder cut corners and fight to the last bit to get it passed. While it is great and wonderful to hear and see an alder work so hard for their district including promote projects on behalf of developers, my applause stops when they are shown to cut corners or make exception and change the rules/ordinances in the book. Your remarks? And by the way, just exactly David what are the top two floors of this East Washington Avenue project earmarked for? As I learned late in the Edgewater process, that the Hammes Group, led by Robert Dunn and Amy Supple, dearly needed, must needed their top two floors for what turned out to be luxury condos for the wealthy, as we sure know they would not be for the homeless or low income residents killing for a lake shor and capitol square view.

In the end, it should not be a popularity contest that, as you note, just because not many or any citizens raised concerns of the height then its A-ok to just go ahead and change the height codes/ordinances to allow this project to exceed two floors to satisfy this Madison developer. But I bet, had they been told the limit was 5 floors---they'd be begging for six or seven.

Janna

PS--and yes, you can include my concerns listed above for others to read, and also add myself to a emailing

list of events and meetings though I am not (yet perhaps) a member of the neighborhood.

On 12/10/2011 10:53 AM, Keith Wessel wrote:

>> David, >>> I would like to see a grocery store as part of this project. One of my employees who lives in Sun Prairie said he would shop there on the way home in part as a way to avoid rush hour traffic.

----- Original Message -----

Subject: Resident comments on 700 East Washington
Date: Fri, 02 Dec 2011 19:46:32 -0600
From: Ron <rhaeger@gmail.com>
To: dpwaugh@gmail.com, district2@cityofmadison.com

David and Alder Maniaci,

Thank you both for keeping the neighborhood informed about the development on East Washington. As a busy but interested and concerned Tenney-Lapham resident, I read the posts to the TLNA Yahoo group and linked websites to stay informed.

The main reason for my email is to register my displeasure with the height of the building proposed for the 700 East Washington site. Specifically I am opposed to the changes to Urban Design District #8 to allow the increased height of the building to a possible 12-stories. While a part of me lives in the world of "rules are meant to be broken," there need to be valid and strong reasons for that and so far I don't see them. Just because a developer says they need the rule changed doesn't mean we should simply give in without strong justification.

Thanks for your time, and thanks again for keeping the neighborhood updated and informed,

-Ron Haeger
1114 E Johnson St
rhaeger@gmail.com

----- Original Message -----

Subject:Re: [tlna] Gebhardt development update -- 700 block north
Date:Fri, 18 Nov 2011 17:38:21 -0600
From:Tim Blindauer <tim.blindauer@gmail.com>
To:David <dpwaugh@gmail.com>

David, thanks for the update.

If I could answer 1,2,3, yes I am a know it all.

Well, 1 is a comment, really don't want 12 stories, so count me as opposed.

2 - the city should develop the corner, well improve the lights at the corner of E. Wash and N. Paterson. There are turn lanes, but they need better lights. I would suggest smart lights and turn signals. Also, having a speed bump on N. Paterson by Breeze Stevens Field should be asked for. Improving the lights now will help with all the developments in terms of traffic. Should be done sooner then later.

3 - the view of the Capital will be blocked by the development on that block as well as the 800 block. The seating in the field is on the west and north sides.

Thank you again.

Tim Blindauer
205 N. Paterson St.

----- Original Message -----

Subject:Re: [tlna] 700North Steering group meeting -- will meet Wed.

Date:Tue, 01 Nov 2011 23:49:34 -0500

From:JD Shumow <jshumow@gmail.com>

To:David Waugh <dpwaugh@gmail.com>

As long as you're taking comments, I'm generally in favor of the project as proposed -- even with the height issues. But I don't feel strongly...

I'll be following your blog on this. Thanks!

Joseph D. Shumow
305 N Blount St #C

----- Original Message -----

Subject:Re: [tlna] Process for Don Miller lot Re-development

Date:Mon, 31 Oct 2011 12:16:14 -0500

From:tim blindauer <tim.blindauer@gmail.com>

To:Maniaci, Bridget <district2@cityofmadison.com>

CC:David Waugh <dpwaugh@gmail.com>, "rlinster tds.net" <rlinster@tds.net>, "durenhouse@sbcglobal.net" <durenhouse@sbcglobal.net>, "timothy.olsen@sbcglobal.net" <timothy.olsen@sbcglobal.net>, "wildmgr@sbcglobal.net" <wildmgr@sbcglobal.net>, "wipoet@aol.com" <wipoet@aol.com>, "annedave chorus.net" <annedave@chorus.net>, Denise and Dave <breynegrace@tds.net>, James Roper <projectman2@gmail.com>, James Wright <jm28_wright@yahoo.com>, Joe Lusson <joelusson@gmail.com>, Joe Shumow <jshumow@gmail.com>, Lia Vellardita <liamvell@gmail.com>, Marina Autumn Dupler <mdupler@alumni.nmu.edu>, Mike and Alyssa In Madison <mikeandalysa@gmail.com>, Patrick McDonnell <pmcdonnell@tds.net>, "pprime@gmail.com" <pprime@gmail.com>, Stephanie Schmid <spamtosteph@yahoo.com>, Tenney-Lapham Neighborhood Association Newsletter <tlna.newsletter@gmail.com>, Thuy Nguyen <thuy@herricklaw.net>, "tlna@yahoogroups.com" <tlna@yahoogroups.com>, "jamesmadisonparkneighborhood@yahoogroups.com" <jamesmadisonparkneighborhood@yahoogroups.com>

For all that may be interested of the building height, I offer some

perspective.

Das Kronanberg 6.5 stories or 7.5 if you include the garden.
Mautz paint building 5.5 stories.

I do state a half story, because the ground/garden is half into the ground from street level. If you want something to compare to 10 stories or 12 as is being proposed by alder Maniaci, look toward MG&E, I think 12 stories would be in the middle of the smoke stacks.

Tim Blindauer

On 10/29/2011 10:27 AM, Kevin Luecke wrote:

(Edited to remove comments not part of this proposal)

I really like what I see in the PDF of the proposal for 700 East Mifflin, particularly the height of the project. What Gebhardt proposed here is far better than what they originally showed at the public meeting at Christ Presbyterian a few months back.

My biggest concern with this project (and 800 North) is traffic impacts into the neighborhood. I think we will have to push hard for traffic calming on Mifflin and good traffic management with both sites. To that end, I think the city has an opportunity right now to install traffic calming relatively easily in the 800 block as they currently own the land on both sides of the street.

If you haven't seen it, I really like Erik Paulson's post on Brenda's blog about the project:

<http://www.forwardlookout.com/2011/10/a-really-long-post-about-the-don-miller-projects/12856>

I find that I am strongly in agreement with most of his points, although I do not favor breaking up the street grid as he discusses.

I would be interested in meeting with your neighborhood advisory group for the project, if there is any point to doing so given Bridget's recent email. My background is in urban planning and have recently been focused on transportation planning, particularly for bicycles and pedestrians.

Please keep me up to date on things as they move forward!

Thank you,
Kevin Luecke
121 N Ingersoll St