

**From Brian Liston of Clutch Sound at N. Few and E. Washington, received Jan. 31, 2015:**

I am very excited to see some major development happen on East Washington. This is the area of town that visitors see first, and all of the derelict buildings are just embarrassing.

I was very disheartened to learn about the killing of the Frank building and hope that the city and residents can keep calmer heads about this project.

**From Jonathon Ide who lives at 1156 E Mifflin St., received Jan. 31, 2015:**

I am writing in opposition to the proposal for a 4.5 story 74-unit building to be constructed on the corner of Few and East Washington streets. Such a building would be out of keeping with the existing scale of the neighborhood and would be a significant detriment to the neighborhood and the quality of life of its residents. There must be other sites, perhaps on the other side of East Washington, that are far more suitable and would not disrupt existing residential neighborhoods.

Thank you for your consideration.

**From Kevin Luecke, 121 N. Ingersol St and TLNA Council Member, received Jan. 30, 2015:**

- I believe the proposal for a 4-story (4.5-story) building that maintains the Quonset hut is far better than the proposal for a 3-story building.

- Preserving the Quonset hut for commercial use will benefit the neighborhood more than simply having a residential building on the lot. It will also lend nice character and variation to East Wash, which will inevitably develop more.

- I think the overall size and scale of the building is appropriate for the location - three stories is quite short for a street the size of East Washington.

- My only concerns with this project are again the height of the parking above ground and I would prefer to see more ground-level commercial space on East Wash. I generally like apartments that are not directly at ground level - some elevation is nice and reflects the walk-up style of most homes in our neighborhood - but getting them more than about 4' up can make for a large blank space for pedestrians.

- Increased traffic on Mifflin concerns me somewhat with this project, although less than with the Reynolds project simply because the building isn't directly on Mifflin.

- I understand the concerns of property owners immediately surrounding the site. However, having lived in a large apartment building in our neighborhood (Blair Street), I think concerns over noise are overblown. Shadows and some loss of privacy will happen, but I do not think those concerns should stop the project.

- I strongly support the 4.5-story + Quonset hut version of this development, but would also support the 3.5-story version if the taller building is not possible.

#### General Comments:

- I am generally a strong proponent of increased development in close-in neighborhoods in Madison, including our own. Madison has been rapidly growing, and according to all projections will continue to do so. Putting these new people in walkable, bikeable neighborhoods like ours is the most responsible thing to do from an environmental perspective. It also brings more vitality to the neighborhood with increased commercial, retail and dining opportunities.

- I would like to see traffic and parking get worse in Madison. Right now there is no incentive for people to walk, bike and use transit - driving and parking are easy and low cost, even on the isthmus. By making both more difficult and/or expensive, more people will shift to biking, walking and using transit, which will push more investment into those modes by the city. Vibrant cities and neighborhoods worldwide have traffic problems.

- I am hard pressed to think of anywhere in Madison where a three- or four-story building would not be appropriate from a size perspective as long as it is well designed and well maintained. I would be happy if someone would tear down the Ray Peterson dumps next door to my house and put up a building like either of these. Sadly, that is unlikely to happen. I recognize that folks will disagree with me on this, but these are not large, nor overly-dense buildings being proposed.

1/5/2015

KEY OBJECTIONS TO THE MC GRATH EAST WASH PROPOSAL

Adam Schesch, 1205 E. Mifflin St. owner  
(18 Cherokee Cir. #201, 53704, 608-255-9773)

I agree with the idea that the Tenny-Lapham neighborhood is a family oriented residential neighborhood. In particular, after the 1000 block, the residential buildings come very close to East Washington. No buildings should be built that cause damage to this residential area. I am a 40 year homeowner on the near East Side and owner of the 1205 E. Mifflin building for more than fifteen years. My major concern is that the current proposal IN THE FORM THAT THAT DEVELOPER DESCRIBES AS HIS PREFERRED DESIGN will substantially intrude on the peace and serenity that my tenants currently enjoy on our quiet block.

My principle problems with the current design are as follows:

ONE: THE HEIGHT. The proposal actually misrepresents both the number of stories and the height of the proposal. The proposal actually is an underground parking structure that is half above ground. Therefore the 3 story minimum building is 3.5 stories; the developer preferred building is 4.5 stories not including roof parapets. I strongly support absolute limits on the height (35-40' including the garage) and official stories, three.

TWO: THE DENSITY. The developer keeps repeating 70-80 units pre acre even though the current limits are 41-60 per acre. He has failed to provide quantity numbers for one, two, three bedroom apartments. It looks like he wants transient efficiency, one bedroom tenants with NO CHILDREN. 1/4-1/3 of my tenants are parents with children, the rest are renters who stay on the average three years in my building. They want quiet at night since they all work. The best way to ensure family access is through numbers of bedrooms per unit, leading to a lower density of units.

THREE: PARKING PROBLEMS. The developer makes it clear he has no intension of linking parking spaces to apartments. He misrepresents the number of car owners he will rent to. Mifflin St. is a highly congested street for parking now. There must be a one to one parking space ratio for the renters. NO SPILLOVER ON OUR BIKE LANE STREET WITH YOUNG KIDS PLAYING.

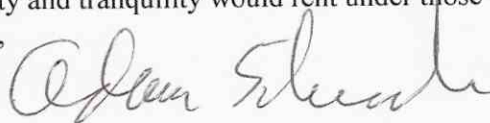
FOUR: RESTAURANT/TAVERN/MICROBREWERY. The developer says one thing to us and another to the newspapers. GREAT DANE, ALE ASSYLUM, etc. are not just a couple of cars, no noise at night. We need to ensure that there will be NO LIQUER LICENSES GRANTED TO ANYTHING ON THE 1200 BLOCK. We have too many bars in East Washing now. Restaurants should also be required to have off street parking available so they do not spill over!) 10 PM MXIMUM CLOSING!!

FIVE: REQUIRE BUSH, TREE, AND SOLID FENCE/WALL SCREENING FOR BACK FENCE NEIGHBORS FROM THE BIG BOX WITH ITS NOISY ROOF TOP PATIO AND GARBAGE DUMPSTER.

SIX: REQUIRE A SECOND ENTRANCE EXIT ON EAST WASHINGTON TO TAKE THE PRESSURE OFF OF FEW AND MIFFLING STREETS FROM THE ADDED TRAFFIC. There is no reason why the developer cannot provide an East Wash exit. Look at WEST Washington's exits for the high end condominiums near the Capital. If West Wash can take the exit, why cannot we?

I state for the record that I believe I will suffer material harm in both income and quality of renters if my currently quiet building area is dwarfed by a big box building with lots of noise coming from 7 day and week partiers and bar hoppers. I do not see why parents would want to rent, or non parents looking for stability and tranquility would rent under those circumstances.

Sincerely,



**From John Feith's email of 2 January.** John lives in the 1200 block of E. Mifflin:

- 3 stories maximum height -- **Urban District 8 & neighborhood plan** (39 feet max...all buildings in the block are less than 2.5 stories high. Should always include 4' underground parking as a floor.)

- "it is critical that new buildings respect the existing scale of the neighborhood" - - **Tenney Lapham plan** (buildings in neighborhood are mostly less than 2,000 sq ft, with some up to 5,000, compared to this 100,000 sq ft proposal).

- "maintain a rhythm of visual breaks and openings to ensure winter solar access and prevent the effect of a solid wall along the south edge of the neighborhood." - **Tenney Lapham plan**

- "seventy-five percent (75%) of the ground-floor frontage facing the primary street, including all frontage at a street corner, shall be non-residential" to ""promote a mix of active ground floor uses" -- **Madison City Zoning CC-T** (ideally locally owned shops)

- "encourage the increase of owner-occupied housing and decrease the number of properties with absentee landlords and short-term rentals." -- **Tenney Lapham plan**

- "respect and strengthen existing neighborhoods" ---**Capitol Gateway Corridor Plan**

- East Mifflin Street from "Ingersoll to Dickinson Streets - This is primarily a single-family residential area with tree-lined streets. This area should remain a residential area with on-street parking and be protected against traffic effects from development along East Washington Avenue."- **Capitol Gateway Corridor Plan**

- "In the TSS and CC-T Districts, more than twenty-four (24) dwelling units requires conditional use approval. Conditional uses assure you and your neighbors that uses of adjacent properties will be as compatible as possible with property uses established in your neighborhood. When applying the above standards to an application for height in excess of that allowed in the district, the Plan Commission shall consider recommendations in adopted plans; the impact on surrounding properties, including height, mass, orientation, shadows and view; architectural quality and amenities; the relationship of the proposed building(s) with adjoining streets, alleys, and public rights of ways; and **the public interest in exceeding the district height limits.**" -- **City Zoning Conditional Use permits**

1/5/2015

As a group of neighbors who live in proximity to the McGrath proposal for the 1200 block of East Washington we submit these comments for consideration:

We believe it is especially important that new development along the North side of East Washington Ave., between Breeze Stevens Field and Dickinson St., respect the fact that this area is heavily residential, consisting of a neighborhood elementary school, a neighborhood nursery school, single family homes and small rental units of no larger than two stories. The TLNA plan and the East Washington Corridor Build plan base their recommendations on understanding the importance of preserving the neighborhood makeup of this area.

We are excited and pleased to see new development along East Washington that adds to the quality and mixed use of our neighborhood.

**What we like about the 1200 block proposal:**

-The amount of green space suggested for the area between the proposed apartment building and back lots line which abuts neighborhood homes. We appreciate that the McGrath plan allows for greater than the required green space.

-We like the proposed masonry building materials and large window. This fits in well with the existing older commercial buildings along East Wash.

-We like the proposal for a Community Car parking spot.

-We like the idea of preserving the Quonset Hut for its interesting and historical design. Its lower height will break up the mass of what we believe will eventually be additional multi-story buildings along this stretch of East Wash.

**What we would really like to see:**

-A flat roofed building that has green/garden space for tenants. This neighborhood has a long tradition of backyard gardening and we'd like to see that continued through community garden opportunities for the tenants. Green space on the roof will also help to deal with water run-off issues that currently occur due to the fact that the homes abutting this property are at a lower level.

-Consideration for possible traffic flow patterns that will keep as much additional car traffic off of the East Mifflin Bike Boulevard as possible. This could include working with the city to install a left hand turn lane from East Washington unto Few St.

-Abiding by the 75% ground floor commercial zoning requirements with an emphasis on smaller, locally owned shops and services that serve the immediate neighborhood.

**What is really important to us:**

-A building height of no more than 2.5 stories, including the exposed basement. This is consistent with the plans for the area, keeps the size more in proportion to the surrounding neighborhood and is less likely to create shadowing and privacy problems. The largest

residential buildings in our neighborhood are no greater than approximately 5000 square feet. The four stories proposed would be a minimum of 100,000 square feet making it significantly out of proportion to what currently exists.

-A maximum of 40-60 residential units with an emphasis on larger units to attract longer-term tenants and tenants with children who could attend our neighborhood elementary school and nursery school. The proposed 80 units would more than double the current occupancy of our block.

-The green space between the building(s) and the residents of East Mifflin St. should contain plant material that will provide for visual screening and that construction will take extra precautions to prevent damage to the root structure of existing trees near the property border.

As residents of this neighborhood, who understand that our neighborhood is evolving and more development is inevitable, we are strongly committed to maintaining the neighborly, diverse and welcoming feel of the place where we live.

1/29/2015

Below are two comments received from two different neighbors who live within a block of the proposal site.

Scott Leisman:

I reside at 1154 East Washington Avenue and am firmly opposed to the proposed 74 unit building to be constructed in the 1100 block of East Washington.

1. This massive building will dwarf the existing houses nearby on East Wash, Few, and Mifflin. To large extent blocking the sky and sunlight for many of the current homes.
2. Traffic is dense on East Washington throughout the day, but especially during am and pm rush hour. I sometimes sit at the end of my driveway for up to 10 minutes in the morning waiting for a gap in traffic to enter the flow. The traffic from this size building less than 50 yards from my home will only exacerbate this congestion.
3. Street parking is already at maximum density in this neighborhood. Over flow cars from this building will only make impossible an already challenging situation.
4. With the opposing wall of the Metro Depot, and Shop Bop, adding this building will create a brick and mortar Grand Canyon.

I ask that the current ordinances be respected as to size and density of buildings in this block of East Washington for the reasons that were established when they were written.

Elyse Meuer:

My name is Elyse Meuer and I live at 22 N. Few Street. The proposed apartment complex will be across the street from my house. I have quite a few concerns about this project. Where to being? With balconies facing Few Street there will be much more noise, if the entrance and exit to the parking area is on Few that will add much more noise and traffic in front of my house.

It's a little terrifying to have your life-savings jeopardized by a project I have little control over. This is a quiet neighborhood where we all know each other, and this project will put potentially hundreds of people in the neighborhood, many of whom won't stay longer than a year, befriend any of us, or care about the neighborhood in general.

Please, do everything you can to minimize the damage this will do to our neighborhood. The complex should not be taller than three stories and every possibility to minimize noise and traffic concerns should be taken.

-- From Bob Shaw received 14 Jan 2015:

Of the two options for McGrath Property Group's proposal for 1200-1212 E. Washington/9-13 N. Few Street, I support the option that preserves part of the Quonsut Hut with four stories for the apartment building.

Even though the Quonsut hut is not a [Trachte metal building](#) (the Trachte company having long ties to the Tenney-Lapham neighborhood), the Quonsut hut at 1212 E. Washington has been a distinctive feature of the neighborhood for over 60 years. I believe the current design with the Quonset hut complements the proposed adjacent apartment building very well and provides an opportunity for a small business in a unique building.

I appreciate the concerns of the neighbors in their letter to the steering committee. However I do not feel that four stories is too tall for that site considering the 14 story building being built on the 800 block of East Washington and the 12 story building on the 700 block. The shadow studies show that the developer has tried to minimize the effects on the residents of the 1200 block of E. Mifflin street.

-- From John Belknap (Curtis Court) received 14 Jan 2015:

I am generally quite happy with this proposal. It is so much better than the monstrous Dairy plan. I would support it, especially if some of the apartments would be owner occupied. Anything would be a good replacement for American Auto, assuming that the commercial space will not be another car repair/demolition firm. I don't think it would impact us on Curtis Court, except as people might have to turn at Ingersoll to access Few Street.

-- From Jessica Becker received 13 Jan 2015:

I won't make the meeting about the McGrath development so wanted to add my 2 cents: I am in favor of saving the Quonset hut and repurposing it in a way that helps to share its history and relevance in the neighborhood. I think there should be a plaque, or some such thing. And then it should be made beautiful and useful and memorable, a true landmark for the district and the city.

I think that means the apartment building would be 4 stories, which seems fine to me for East Wash. I know some neighbors are concerned about shadow lines. Fair enough, but the shadow study makes it pretty clear that two houses will be under shadow a bit more in the winter (when gardens are not growing), which seems tolerable if not ideal. Any new building will change things, four stories isn't as tall as it could be. I would insist that landscaping on Curtis Court be with trees.