

From: James Derby
Sent: Tuesday, October 17, 2017 1:33 PM
To: Parks, Timothy <TParks@cityofmadison.com>
Subject: Kessinich Redevelopment Comment

Mr Parks,

I am owner occupant of a 2 flat at [REDACTED] S. Fair Oaks Ave.

Scale

I just saw a rendering of the proposed building. Wow, its massive. I think the overall concept is good, but the design should be 3 to 4 stories and not 5.

The scale of the development should match the Thorp Terrace development at Fair Oaks and Milwaukee St. I lived there for 4 years and it fit the neighborhood well. The proposed development is 10, 12 times larger than Thorp Terrace.

Traffic

The traffic load through the Atwood/Maple/Fair Oaks is already very high.

This is compounded by morning traffic of parents and buses bringing kids to Lowell, Dump trucks unloading snow behind Garver, and semi-truck deliveries at Kipp, regular freight train crossings and very heavy bike path traffic.

The bike path crossing is currently uncontrolled. Motorists and cyclists alike don't know the rules; so some stop, some don't resulting in a lot of emergency stops, horn blowing, bird flipping and conflict.

Adding another huge residential development is going to make the Atwood/Fair Oaks intersection a two or three light cycle wait to pass through. The diesel and gas exhaust is already really bad in that area.

Many commuters already bypass the intersection at high speed through the Garrison/Emmet & S. Marquette/Fairview street shortcuts. This will only get worse.

Health/Legal

Who exactly is going to be liable for the illness residents incur as a direct result of living 191 feet from the opening of the Kipp smokestack? Who will want to live at the same elevation as the opening of a nasty smoke stack effluent?

Thank you for your consideration.

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