

## Punt, Colin

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**From:** Mary Bero <marybero@gmail.com>  
**Sent:** Monday, June 22, 2020 8:50 PM  
**To:** yangtao@cityofmadison.com; Punt, Colin; Planning; Rummel, Marsha  
**Subject:** Fwd: overdevelopment

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Begin forwarded message:

**From:** Mary Bero <[marybero@gmail.com](mailto:marybero@gmail.com)>  
**Subject:** overdevelopment  
**Date:** June 22, 2020 at 8:48:31 PM CDT  
**To:** [yangtao@cityofmadison.com](mailto:yangtao@cityofmadison.com)

Dear Madam/Sir,

I am writing about the proposal for a 4 story building on a quiet cul de sac on the east side of of Madison off of Russell St. I walk this neighborhood everyday to work. Eastwood Drive is way too noisy & busy, so having the sidewalks to walk on is very important to people living in the neighborhood & my getting to work. Another year with a major construction project is taking away from the quality of life & accessibility to business that are already living here & making a commitment to the area. There is a glut of development happening in this area & it has already experienced two major projects within a couple of blocks of each other.

There are so many vacant spaces in the area that haven't been leased due to the economy & over building. I think this part of the east side needs to reassess what the priorities are. I have a condo in the neighborhood that if & when I am ready to sell hope to have a market for it & that there won't be a glut of empty spaces.

The economy is tanking & going to tank even more due to the Corvid-19 pandemic. There have already been

two major developments across the street from where the 4 story building is being proposed in the surrounding area. I think the placement of this project is wrong & would disrupt a quiet neighborhood & sit with empty spaces due to a recession. Think we need to take a breathing space brake from over saturating this area.

Sincerely  
A concerned neighbor

## Punt, Colin

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**From:** Kris Austin <2spoons@charter.net>  
**Sent:** Thursday, June 25, 2020 10:49 PM  
**To:** Punt, Colin  
**Subject:** Winnebago and russel

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Really another ugly building with retail that never gets rented . Stop with the gentrification you are ruining my neighborhood and hometown .

Kristin Austin  
2105 Winnebago street  
Madison, Wi 53704  
Sent from my iPhone

## Punt, Colin

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**From:** J S <joe.d.schubert@gmail.com>  
**Sent:** Thursday, June 25, 2020 11:05 PM  
**To:** Punt, Colin; Rummel, Marsha  
**Subject:** In Support of Winnebago and Russell Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hi Marsha and Colin,

I am writing to express my support for the new development on Winnebago and Russell. I strongly believe moderate urban density like this is the right future for Madison - as do many of the respondents in the Imagine Madison survey. Buildings like this continue to make our neighborhood more walkable, promote public transit by adding more riders along main routes, and prevent urban sprawl. More buildings also make our city more affordable. They also promote more restaurants and retail, which will be great when we can enjoy these again.

I previously lived at 1924 Atwood, and recently moved closer to Elmside circle. I think design concerns are valid (why can't we have more innovative architecture?), but these shouldn't derail the development. If anything, I wish the buildings were more provocative, and so accept the drab as a compromise.

Thanks for all your work,

Joe

## Punt, Colin

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**From:** Sam Swiech <samuelswiech@gmail.com>  
**Sent:** Thursday, June 25, 2020 11:56 PM  
**To:** Punt, Colin

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hi Chris,

I'm a resident in the Atwood neighborhood. I wanted to voice opposition to the new retail/residential development proposed at Winnebago and Russell Street ([https://www.cityofmadison.com/dpced/planning/documents/1937ws\\_site.pdf](https://www.cityofmadison.com/dpced/planning/documents/1937ws_site.pdf)).

It's my first time reaching out as a community member to oppose such a plan and, for what it's worth, many of my neighbors are planning to voice similar concerns for the first time as well.

The pace, scale, and aesthetic effect of this development would, in my view, detract from what is referred to in the standards for conditional uses and demolition as the "environment of sustained aesthetic desirability compatible with the existing or indented character of the area."

A strong argument can be made that continued "cookie cutter" developments like this—something I'm sure can be described more eloquently other ways—violates both the existing and indented character of the area, in addition to a number of other concerns regarding density, transportation, parking, and the other damaging effects of large housing developments like this that are ill-suited to the logistical and aesthetic aspects of the community.

As a resident who lives nearby this property, and uses the roadways near it daily, I can't in good faith see how the increased density that comes with these projects can be managed sustainably from a transportation perspective. I will almost certainly be affected even more than I am already during my commute.

I'm certainly not opposed to new developments, but the continued allowance of these specific types of buildings are beginning to have a noticeable net negative effect on the community to the point where I, and many neighbors are reconsidering our futures here.

I'm hoping concerns like this are seriously considered against the long-term incentives and objectives the city has for one of its oldest culturally-rich neighborhoods.

I'm hoping this, and the many other messages of concern, effect decision-making among the leaders who hold power in these matters. I'll be watching the response from city leaders closely and prepare to take a more active role in voicing opposition if necessary.

Thanks very much.

Best,  
Sam Swiech — Waubesa Street Resident

## Punt, Colin

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**From:** Caryn Murphy <carynmurphy@gmail.com>  
**Sent:** Friday, June 26, 2020 9:04 AM  
**To:** Punt, Colin; Planning  
**Subject:** Concerns/Objections to the Building Plan at Russell and Winnebago (53704)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I live at 1924 Atwood Ave., #405. My alder is Marsha Rummel, and she indicated that the June 29<sup>th</sup> meeting to discuss the Winnebago/Russell 4-story development with concerned neighbors would be postponed. In the meantime, she recommended that concerned neighbors send an email or letter with our objections. I do plan to attend the rescheduled neighborhood meeting. In the meantime, I'd like to note that I believe the planned development clearly conflicts with the city's standards, laid out in the planning document.

I'd like to focus on standard one (that the planned development will not be detrimental to the general welfare) and standard three (the uses, values, and enjoyments of other properties will not be diminished). For more than a year, I have lived next door to a Krupp development (Atwood Ave and Schenk's Corners) that is under construction. For the last five months, I wake up six days a week to the sounds of heavy construction (the noise sometimes begins as early as 5:30 in the morning; my partner has called the city about noise ordinance violations to no avail). The noise continues from early morning well into the evening. Working from home during the pandemic has only increased the experience of this nuisance, because of the continuous volume of the construction that is always ongoing.

Our street has often been blocked - it has either been impossible to navigate past the construction to our building, or traffic passage has been reduced to a narrow lane that requires us to drive over construction equipment that's in the road. The proposed new construction will definitely disrupt traffic at the Schenk's Corners intersection, which is already tricky to navigate.

Sometimes the driveway to our building is blocked. Sometimes our water is shut off or the power goes out. This is no minor nuisance – as I said, it's been going on for more than a year. It's my impression that people have begun moving into the building, and as of today, this building is STILL under construction. There was a crane outside my bedroom window on Tuesday and Wednesday of this week. The City of Madison hasn't enforced parking restrictions on our street in a year – the construction crew, including personal vehicles, are just parked on the street.

This never-ending project has substantially impacted our quality of life, and during the time that this has been ongoing, our rent has gone up. People often argue that as we have more apartments in the neighborhood, rents will decline (the market is strained, and we need more supply). I've been living at 1924 Atwood for five years, and I have yet to see any decline in the rent in this building, or in the market. The building that has been under construction next door since June 2019 has smaller apartments available for higher rent than the building that I live in now. I have no doubt that a new development at the corner of Winnebago and Russell would follow that same model.

I am concerned, as my neighbors are, about the character of the neighborhood – the reason anyone ever wanted to live here in the first place is that it has trees, shade, and charm. These new buildings (I live in a row of three of them) eliminate all of those characteristics.

I object to the new construction because it will substantially impact the quality of life of people who have already lived in this construction zone for more than a year now. The proposal asks to launch another construction zone that is essentially across the street. It DOES impact the general welfare, it does impact quality of life, and it substantially reduces my enjoyment of the apartment that I pay increasing rent to live in each year. I'm happy to answer any follow-up questions, and again – I do plan to attend a neighborhood meeting.

Sincerely,

Caryn Murphy  
1924 Atwood, #405

## Punt, Colin

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**From:** Jennie Capellaro <jcapellaro@yahoo.com>  
**Sent:** Friday, June 26, 2020 9:16 AM  
**To:** Punt, Colin; Planning  
**Subject:** Winnebago and Russell proposed development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hello, I would just like to briefly register my opposition to the proposed development that Winnebago and Russell. I owned a business on the 1900 block of Atwood for 10 years and I've lived in the neighborhood for 10 more. While I do understand the need for some development, I think it needs to be done smartly, in order to keep the character of the neighborhood. The one in the rendering looks so generic, so out of character with the casual charm of Schenk's Corner. I'm opposed to taking down the buildings it's supposed to replace at all. I like how the older buildings look. With the recent developments on the other side of the bank and at Winnebago Studios, it appears we're going down a path of taking out everything old.

In addition and very importantly, traffic and parking are incredibly bad in the neighborhood. In my last year's of owning the Green Owl Cafe (especially after the de facto public parking lot across from the bank was taken away), parking had gotten so bad my employees and customers were complaining daily about it. No doubt it affected peoples choice to come to my restaurant if they knew if they drove a car, they would likely have to park blocks away (if they could even find a spot.) A development like this would just add to the congestion.

I hope you agree and vote this proposal down. Fight to leave the buildings in place or, at minimum, seek out a design that doesn't loom over the rest of the neighborhood with its size and charmlessness. I might've just made up that last word but I think it's apt.

Jennie Capellaro  
former owner of The Green Owl Cafe at 1970 Atwood Ave

## Punt, Colin

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**From:** Gary Storck <gfstorck@gmail.com>  
**Sent:** Friday, June 26, 2020 9:35 AM  
**To:** Punt, Colin  
**Subject:** 1949 Winnebago proposed development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hello,

I'm a 22 year-resident of this neighborhood and live on Winnebago St. I see this as too large, and unsightly. The proliferation of poorly designed similar looking buildings is a blight on our city.

The building is too large for the site. This neighborhood has endured unending construction for several years. The project across the street from me on Winnebago St. produced loud noise for 18-24 months. The one on Atwood across from Monona Bank now being completed has been incredibly noisy and took away needed parking and caused congestion. There is nowhere to park in the neighborhood anymore thanks to these ugly monstrosities.

We need affordable housing. We need buildings that don't look like every other new building. The first floor required retail will sit empty like all the other first floor retail in these buildings.

This is a bad development at this time. It needs to be rejected.

Gary Storck 2071 Winnebago St.

## Punt, Colin

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**From:** Brenda Morris <albertina72@gmail.com>  
**Sent:** Friday, June 26, 2020 5:45 PM  
**To:** Punt, Colin; Rummel, Marsha  
**Subject:** Winnebago & Russel development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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To Whom It May Concern:

I'm contacting you about the proposed development at Winnebago and Russel Streets. I am pleased overall to see denser development in this part of town, but have a few questions.

1. What is being done to ensure a robust public transportation system that will allow this level of density to have lower impacts on traffic.
2. The proposed plantings seem to be a mix of native and non-native species. I would like to see more emphasis on native species plantings.
3. As we build more densely, how are green spaces being preserved? It's so important to provide a healthy connection to nature for all residents in the city.

I appreciate that you are considering many competing interests when making decisions about development. Thanks for considering my input and I hope to hear from you soon.

Brenda Morris  
3149 Buena Vista St, Madison, WI 53704

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Brenda Morris  
Madison, WI  
Currently Reading



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## Punt, Colin

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**From:** annwaid@charter.net  
**Sent:** Saturday, June 27, 2020 11:51 AM  
**To:** Punt, Colin; Rummel, Marsha  
**Cc:** 'whitesarah@charter.net'; 'info@donnapeckettarts.com'; 'jimrogers11@gmail.com'; 'hasfritz@gmail.com'  
**Subject:** Winnebago/Russell Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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### Madison Plan Commission

We are Madison historians and writers with a special interest in the history of the Schenk-Atwood neighborhood where we live. (see *An East Side Album: a Community Remembers*, 2nd ed, 2017, published by the Goodman Community Center)

We were very disappointed to learn of M&M's plans to demolish and redevelop the 1937-49 block of Winnebago Street along with 316 Russell Street.

The buildings represent the history of commerce in a vibrant neighborhood and should be preserved.

They have been neglected and allowed to deteriorate which should never have been permitted.

Please deny the demolition permit and enforce the minimum property maintenance code instead.

Ann Waidelich, 2150 Lakeland Ave. annwaid@charter.net  
Sarah White, 50 D. Fair Oaks Ave. whitesarah@charter.net