

From: David Michaelis <[curlerdave@gmail.com](mailto:curlerdave@gmail.com)>  
Sent: Sunday, August 23, 2020 4:08 PM  
To: Lemmer, Lindsay  
Subject: 6 story apartments 😞

Caution: This email was sent from an external source. Avoid unknown links and attachments.

I just wanted to let you know there are many neighbors that are opposed to the 6 story apartment building across from Great Dane because "It is TOO Large" 😞.  
If it was 4 stories MAXIMUM, then it would fit the neighborhood !  
David Michaelis

Sent from my iPad

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From: Kathy Michaelis <[ksmichaelis@gmail.com](mailto:ksmichaelis@gmail.com)>  
Sent: Sunday, August 23, 2020 4:13 PM  
To: Lemmer, Lindsay  
Subject: Proposed Block B development

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It is just TOO big. I believe it needs to cut off at least one floor

Sent from my iPad

**From:** Jill Schaefer <jillcschaef@gmail.com>

**Sent:** Sunday, August 23, 2020 4:30 PM

**To:** Lemmer, Lindsay <district3@cityofmadison.com>; Planning <planning@cityofmadison.com>

**Subject:** Opposition to building proposal for Grandview Commons

Dear Alder Lemmer and Plan Commission members:

We would like to express our concern and opposition to the proposed 6-story apartment/commercial building at 6003-6067 Gemini Drive, which appears as agenda item #5 ([61389](#)) on tomorrow night's Plan Commission agenda. Our family has lived in this neighborhood, Grandview Commons, since 2010.

Our reasons for concern and opposition are as follows:

**1. A 6-story residential building is not in the spirit of the Town Center that was originally proposed for this site.** The idea of the Town Center was to create gathering, retail and other public spaces that could be used by ALL members of our walkable "new urbanism" neighborhood. An apartment building does not accomplish this vision. The Town Center feature was one for which many of us chose to buy or build homes here. This new proposal feels like a bait and switch from the vision sold to us.

In addition, the original proposal for this site called for a public library branch. While that's no longer needed with the new Pinney library down the road — we'd like to see the space that was dedicated for the library used for another public purpose.

**2. The scale of the proposed building is too large for the site.** The surrounding retail buildings are all 1 story, as is the nearby Metro Market. The adjacent Great Dane is 2 stories. While there is a mixed-used apartment building to the northeast that is 5 stories, it sits lower on the hill, so the impression is more like that of a 4-story building. This proposed 6-story linear apartment building at the top of the hill will look disproportionately large in our residential neighborhood, dwarfing the buildings around it and blocking the view of those enjoying the Village Green directly to the north.

**3. The design creates a visual boundary.** While something like this might appeal to our current U.S. president, this linear-style building with no "air" space or green space creates an unwelcoming monolith. As people crest the hill on Cottage Grove road, they won't see the welcoming, active neighborhood. They'll see an uninviting wall.

**4. It limits the "grand view" to those who can afford it.** This building site is the little and figurative high point of our neighborhood. With a residential building, only those who live in the top luxury apartments will have the potential to enjoy the view of the capitol and lakes in the distance. That smacks of elitism and, again, is very much in opposition to the spirit of the original Town Center plan.

**5. It will add traffic to an already-congested area.** The small roads around the proposed site are already very busy with cars and trucks to serve the many existing apartment buildings, homes, and businesses. These vehicles compete with the many active cyclists, walkers, runners,

children, dogs and others from our walkable neighborhood. Bus service here is very limited, so a car is virtually a requirement to live here. Adding the cars that will come with this proposal's 277 parking stalls is a recipe for further congestion and potential disaster.

We would like to see the scale of this project reduced to be more in line with the original Town Center. We'd also like to see more open visual and green space, with more options for public use. Please don't rubber stamp this developer's proposal as is — the thousands of residents who live here 24/7 deserve some consideration as well.

Thank you for your time and attention.

Jill & William Schaefer  
6133 Dominion Drive  
Madison 53718

# Grandview Commons apartment proposal for Block B

Teresa McKenzie <tsm2032@gmail.com>

Sat 5/23/2020 4:48 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Caution: This email was sent from an external source. Avoid unknown links and attachments.

I watched the video provided about the proposed apartments going in at Sharpsburg and North Star. To me it seems that a 6 story building is pretty tall for that area. Too bad they don't have a little more retail area in the building.

Teresa McKenzie  
738 Traveler Ln  
Madison, WI 53718

# DSI Grandview Commons Mixed Use Proposal

sklavas@charter.net

Tue 5/19/2020 11:50 AM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Hello Lindsay:

Thank you for hosting the zoom meeting last week about the above-mentioned plans. I want to provide you with my feedback regarding this project. I am a home owner at 5930 Gemini Drive with my husband Robert Klavas.

I strongly oppose a project of this magnitude. There are various reasons as outlined here:

- Not consistent with the other apartments that currently flank this proposed project.
  - The other buildings do not exceed 4 stories, some with retail on the first floor which make them 5 stories.
- The lot does not appear to be consistent with the scope of the project.
- Street parking will be at a premium and it seems that a quagmire on our local streets will exist.
  - This is a safety and a quality of life issue.

That said, we do support building luxury apartments on this site, but would ask for a project that is consistent with the flavor of the local community and its' surroundings.

Please let me know if you have any questions or comments. Kindly reply to this email so I know you have received it.

Regards,

Sarah Klavas  
[sklavas@charter.net](mailto:sklavas@charter.net) 608-695-9478

# Development follow-up

srcatherine@schsrsmary.org

Tue 5/19/2020 7:15 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Cc: schoenstattheights@schsrsmary.org <schoenstattheights@schsrsmary.org>;

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Dear Alder Lemmer,

On behalf of the Schoenstatt Sisters of Mary, located directly across Cottage Grove Road from the development on Northstar, Cottage Grove Road, Gemini, & Sharpsburg, I would also like to thank you for hosting the digital informational meeting last week.

Our property is a place of quiet and prayer, serving the spiritual renewal of Catholics and others in the greater Madison area. We also host international pilgrimages on occasion, although due to the COVID-19 crisis, they were all cancelled for this summer. We have an interest in keeping the area peaceful, calm, and beautiful.

### **Development is too large**

We have been following the proposed development since it was at first commercial only. While we are not against more residential complexes being built there, we are concerned at the scale of this development. A 6-story building (8 with parking underground) seems to fit better near the downtown area, but not on the outskirts of Madison. There are already many 2-story and a few 3-story apartment buildings in the area, and we think this is more in line with this corner of Madison. Our own building is 3-stories as well.

That said, we understand the basic economics of investing in such a project, that they need enough apartments with high enough rent to justify the building of the complex.

### **Suggestion to fit the neighborhood better**

However, it is our opinion that this could be accomplished with a 4-story building. Or perhaps the section along North Star could be 6-stories, since they are undoubtedly looking to capture the Capitol View with the apartments looking over the Great Dane. But then the section along Sharpsburg could be 2 or 3 stories, so as not to cut off the beautiful view from Cottage Grove Road to the park.

### **Significance of Park on Sharpsburg**

The park on Sharpsburg was planted by the seminarians and students of Queen of Apostles Seminary and School in the 50s and 60s. Many Madisonians drive along Cottage Grove Road and enjoy viewing this park and remembering the time when they (or their parents/grandparents) helped plant the trees. It would be meaningful to keep the park at least partially visible, also to keep the "suburban feel" of the far east side of Madison which has marked Cottage Grove Road until now.

### **Conclusion**

Perhaps we are the only ones with this concern, but we dare to voice it anyway, with the hopes that it will be considered. At any rate, the new tenants will all benefit from the natural beauty of our farmland across the street, so we hope our opinion does make a difference.

Thank you for your time in reading this email. And if you have any questions or comments, please contact me back via email.

Sincerely,

Sister M. Catherine Ditto

Schoenstatt Sisters of Mary

srcatherine@schsrsmary.org

# B Block

Janice Munizza <jmmunizza@gmail.com>

Sat 5/23/2020 6:49 AM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Lindsay, thank you for your hard work on our behalf. Please answer the questions below.

Is the breezeway/plaza Brian mentioned public or private? My strong preference would be that the neighborhood could enjoy that area given the prime location of this project. When we moved out here, many years ago, the plan was that we would have the library at the "grand view" location; something that served the whole community. So, the idea that a chosen few (those in the apartments) were the only ones who could use it is distasteful.

Also, could you please lobby for a "new concept" restaurant. I will welcome the coffee shop, and have waited a long time for it, but I would also like some place to meet with friends where the noise level isn't so high. I don't go to the Dane that often because of that factor.

Off subject but, I am concerned about The Harmony. If the work you are doing on it doesn't improve the difficulties in that area is there a chance that the whole project will be scrapped. I say this with regret because I was excited about the original project.

# [D3] Grandview Commons newest addition

Ambsy73@gmail.com

Mon 6/1/2020 3:18 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

**Recipient:** District 3, Lindsay Lemmer

**Name:** Anita Silvidi

**Address:** 421 East Hill Pkwy, Madison, WI 53718

**Phone:** 608-220-7139

**Email:** Ambsy73@gmail.com

**Would you like us to contact you?** Yes, by email

**Message:**

I watched the excellent video w/ developer's rep. I have lived in this district for nearly 10 years. This newest apartment bldg is MASSIVE at 6 stories. Most others in the area are 4. Was this to ensure two levels of residents ability to view the capital over all those other apt bldgs down the hill to the interstate? Block the sun from view of other houses, stores and apt bldgs? Or is it now necessary for cost/benefit to build 200 apts ? Also if children live in this bldg where will they be sent to school and will this school bldg be able to absorb them?

Thanks



# project block 3

don silletti <dns001@live.com>

Fri 5/22/2020 6:52 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Way to destroy a neighborhood.  
I will sell before it begins.  
So far all 4 corners of Grandview  
are wrecked. Thanks for your lack of leadership.

Sent from [Mail](#) for Windows 10

# [D3] Grandview Commons Block B

civilguy2007@gmail.com

Tue 6/2/2020 11:29 AM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

**Recipient:** District 3, Lindsay Lemmer

**Name:** Rodney Taylor

**Address:** 6136 Culpepper Lane, Madison, WI 53718

**Phone:** 6083472074

**Email:** civilguy2007@gmail.com

**Would you like us to contact you?** Yes, by email

**Message:**

Hello Alder Lemmer!

Thank you for the information on the proposed development of Block B for Grandview Commons Town Center. I have been waiting for this block to develop for the past 15 years. I am strongly opposed to the drastic changes proposed for the B Block and have the following comments:

1. Commercial space is way too limited from the original proposal. The entire first floor should be commercial. If we want people to stay and shop in their neighborhoods and drive less. We need to provide them with retail options in their neighborhood.
2. The 6-story building is ridiculous and does not match the buildings in the area. The 5-story building across the street should never been allowed. I think the building should be limited to 3 stories to better blend in with the Great Dane and Metro Market.

From: Larry Dewane <[madtowndewane@charter.net](mailto:madtowndewane@charter.net)>  
Sent: Monday, August 24, 2020 3:38 PM  
To: Lemmer, Lindsay  
Subject: Proposed 6 story apartments in Grandview

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Alder Lindsay Lemmer,

We are opposed to any further apartment complexes especially those which will ruin what was once was a "Grandview". Enough is enough!

Larry and Sue Dewane  
Grandview Commons  
6213 Seven Pines Avenue  
Madison, WI. 53718  
Sent from my iPad