

**From:** India Viola

**Sent:** Monday, October 16, 2017 2:17 PM

**To:** Parks, Timothy <TParks@cityofmadison.com>

**Cc:** Rummel, Marsha <district6@cityofmadison.com>

**Subject:** Written Comments for 10/16/17 Plan Commission Meeting Meeting re: Agenda Item #15

Hi Tim,

I live on Lindbergh Street and am a nearby neighbor to the Kessenich site (131 S. Fair Oaks Ave).

I am generally in favor of urban infill and development, as well as affordable and fair market housing apartments and dwellings.

I am glad that the Kessenich site is being developed and want to express my concerns about the latest incarnation of the development, which is currently proposed to be five stories high.

I will directly quote my neighbor Steve C. (with permission) for the first 3 concerns.

1. Scale: The building's height - 5 stories - is just too high for the site, setbacks or not, zoning or not. They mentioned that it would be roughly the same height of Kipp's smoke stacks. While I understand that Fair Oaks, given its width, can hold taller buildings such as this, the truth of the matter is that if this is built, more likely than not there will not be other 5 story buildings across or on either side of it, as the site across from it is currently toxic, apparently, and one would have to tear down existing 1 1/2 to 2 story residential properties - which again most likely will not happen. This is not the same scenario as what we are currently experiencing on East Washington, where the car lots are one by one being infilled with large mixed use projects - which is what that size of street and part of town should be. 2. Aesthetic Design: I like a number of JLA's ( the architectural firm ) projects, and was hoping that this project would look similar to the Factory District project they recently completed on East Washington ( the brick building that has the first Madison location of Stone Creek Coffee ). It's a nice "background" building, unassuming with good use of materials and detailing. Given the brick warehouse-type building across of this site and of course Garver, I just assumed that this would be the direction that they would go. Instead, it has a great number of colors and materials ( including white metal panels ) that have little if any relationship to the architectural vernacular around it. The current design could be plunked down anywhere, one could argue. 3. Good Neighborhood-ness: The least interesting facade, and the one that contains a one story stone ( or with value engineering - CMU ) wall to the Emmet Street neighbors. Enough said. I understand why the courtyard is facing Emmet Street due to solar orientation needs of a swimming pool, but begs the point as to why they would want to spend the money for a pool in this climate, but that's up to

them. In conclusion, if this building would be more in keeping with the Factory District project, a smaller scale I would [be more in favor]."

And I will echo the words of another neighbor for the 4th concern:

4. Who will be liable for the health issues caused by Kipp smokestack emissions blowing directly over to the upper floors of this [proposed] 5 story complex? Myself and others who live near Madison Kipp know only too well that there is often a strong odor of the petroleum-based aluminum-mold release hanging in the air at nose-level that has come from the Kipp smokestacks. Is this health hazard going to be fully disclosed to people moving into the new development? Is Kipp willing to clean the smokestack emissions or raise their stacks a second time (raising the stacks once did not fix the problem, but it has dispersed it over a wider area)?

Thank you for registering my comments and for taking the time to address the concerns of those of us who will be directly impacted by this development.

India Viola  
[REDACTED] Lindbergh St.