

From: [Paul Joseph](#)
To: [Plan Commission Comments](#)
Subject: Fwd: Construction proposal at 526 Pinney Street
Date: Saturday, July 22, 2023 9:28:18 PM

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

To whom this may concern,

Please take a look at my email to Alderperson Martinez-Rutherford whenever you get the chance.

Thank you for your time and consideration!

Paul Joseph

From: Paul Joseph <paulcjoseph3@gmail.com>
Sent: Friday, July 21, 2023 10:17:20 AM
To: Martinez-Rutherford, Dina Nina <district15@cityofmadison.com>
Subject: Re: Construction proposal at 526 Pinney Street

Good morning Alderperson Martinez-Rutherford,

Thank you for your quick response and action! I have two more quick things for you. I support Yako Sushi House in getting their alcohol license and I would like to throw my support for have a pedestrian signal for the intersection of Royster Oaks Dr/Maher Ave and Cottage Grove Road. I fully understand that it's not a simple process and would take time to do.

Thank you for your time and consideration.

Have a great day!

Paul Joseph

From: Martinez-Rutherford, Dina Nina <district15@cityofmadison.com>
Sent: Thursday, July 20, 2023 4:16:44 PM
To: Paul Joseph <paulcjoseph3@gmail.com>
Subject: Re: Construction proposal at 526 Pinney Street

Hi Paul. I'll forward this to planning. I appreciate your input.

Dina Nina Martinez-Rutherford
District 15 Alder
Madison Common Council
[608-709-9244](tel:608-709-9244)

Subscribe for my weekly updates at: www.cityofmadison.com/council/district15/blog/

From: Paul Joseph <paulcjoseph3@gmail.com>

Sent: Thursday, July 20, 2023 3:53:54 PM

To: district15@cityofmadison.com <district15@cityofmadison.com>

Subject: Construction proposal at 526 Pinney Street

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

Good afternoon Alderperson Martinez-Rutherford,

My name is Paul Joseph and I live in the neighborhood near the Pinney Library. Unfortunately, I wasn't not available to attend the virtual meeting on Wednesday evening nor will I be available for the virtual meeting on the 24th.

I would like to take this time to voice my opposition to the mixed use plan for 526 Pinney Street. In my humble opinion, I do not believe that area is a good place for a mixed of apartments and retail property. That side of the street and the area beyond the city trail and the train tracks are pretty much all single family homes and I don't believe that a project like that would fit in that area.

If the city really wants the vacant area where 526 Pinney Street is to be developed, I have a few alternative ideas. A park and/or community garden would work there. A continuation of single family homes and/or duplexes would be a good options as well. Another idea would be row house style apartments similarly like the Park Central Apartments on East Wilson Street or the City Row Apartments on East Johnson Street.

My last alternative idea would be for this developer to bring their idea of a mixed apartments/retail project to either corner of Grand Oaks Dr and Cottage Grove Road(502 or 926).

Thank you for taking the time to read my about my opposition and my alternative ideas for the neighborhood. I really hope yourself, the city of Madison and the developer will take my concerns and thoughts into consideration.

Thank you for your time, patience and consideration and have a great day!

Sincerely,

Paul Joseph

From: [Nicholas Davies](#)
To: [Plan Commission Comments](#)
Subject: 526 Pinney St: Yes but less parking plz
Date: Sunday, July 23, 2023 6:00:35 PM

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

Dear Plan Commission,

As an Eastmorland resident, the neighborhood's a great place to live, and more people would live here if they could. So overall I support the creation of more housing and more commercial space at 526 Pinney St.

One issue I see with the plans is an excess of parking. In a public meeting last week, I asked the developers whether they would unbundle parking, and why the parking ratio is so high. They said that they're bundling parking because if they didn't, people would choose not to rent parking spaces. And then the number of parking spaces has to be so high because one is included with each unit of housing.

In other words, if they unbundled parking (initially, or in future), the amount of parking they're proposing to build would be under-used. A lot of it would sit empty. Instead, they want to strong-arm a renter into renting a parking space so as to get the housing they need.

It's a shame that the plan includes so much surface parking, because it adds to an overabundance of surface parking in the area. It's also a waste of space that could otherwise be used for natural features, clean energy, or additional housing units.

This is not some far-flung bedroom community. This on major transit and bike routes, with a lot of destinations to walk to. This property is subject to TDM. I have yet to see how they'll satisfy those requirements without unbundling parking, but I urge you and city staff to hold the developers accountable to those requirements. And consider adjusting the requirements until developers start making better decisions for our community.

I hope that in future, the building will fall into the hands of someone more moral and responsible, someone who will see that unbundling parking is the right thing to do, and will be willing to bulldoze the surface lot and put something better there.

Thank you,

Nick Davies
3717 Richard St