

Cheryl Diaby
209 Merry St.
Madison, WI 53704

Mr. Al Martin
City of Madison

RE: Apex Development Proposal for corner of Winnebago & Merry St

Dear Mr Martin:

I find myself deeply concerned with the extravagant development Apex is proposing, and thereby strongly oppose it along with the other homeowners of Merry, Ramsey and Winnebago. There have been neighborhood meetings and discussions starting over a year ago, the first being for neighbors of a broader area and then with people living on Merry, Winnebago and Ramsey Ct. The plan from Apex started out on a large scale and to this day remains on a large scale even after all the discussions and concerns that were expressed. Again, the neighborhood is in strong opposition towards the Apex development proposal.

Merry Street is a very small and narrow dead end street with R3 single and two family units and is intended for low density housing. All the homes were built in the early 1900s or late 1890s. It has an old world charm and charisma that is very unique and appealing. On the corner of Winnebago and Merry, there exists a Victorian house that was built by Dr. Hurd, a pioneer dentist, who not only lived on Winnebago but built an office next to the house for his dental practice. Set up on the hill as such, the house is regal in appearance and critical to the historical element of our neighborhood and is the gateway to our street. We also have the Yahara River that runs parallel to Merry. Last but not least, many homes on Merry need the street for parking which is very limited.

The development that Apex is proposing is not appropriate in size for the corner of Winnebago and Merry and it does not fit into the character of our neighborhood. I ask that you and the committee visit Winnebago and Merry to familiarize yourselves with the area. We oppose the Victorian house being moved and oppose any leveling of the land which has historical significance.

The existing apartment building at 222 Merry St. built in the 1960s in no way conforms to the character of Merry Street and in my opinion was a huge mistake that should never have happened. The plan that Apex proposes would only be compounding that mistake. Again, we are intended for low density housing.

With limited parking on Merry St., there is already a huge problem of the existing Apex tenants parking on the street. No matter how many parking stalls that could be built to accommodate all the residents and visitors of the Apex property, the problem will continue to exist. I have seen it many times where the tenants or their visitors park on the

street even though there were open spaces in the parking lot. There are some homes on Merry that only have the street to rely on for parking. Traffic will be an issue as well as the bike path.

Protecting the Yahara River, its shoreline and the land in close proximity to it is also very important and I feel very strongly that we discontinue any further developments of that scale so close to it.

The corner of Winnebago and Merry is a very sensitive area and must be handled with great care and consideration. We need to protect what is left of this historical and charming neighborhood.

Sincerely,

Cheryl Diaby