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From: "Rummel, Marsha" <district6@cityofmadison.com>

Date: 3/5/18 11:38 AM (GMT-06:00)

To: "Stouder, Heather" <HStouder@cityofmadison.com>, "Dryer, David" <DDryer@cityofmadison.com>

Cc: Ted Matkom, Brad Hinkfuss, kenfitzsimmons

Subject: Support for Grandfamily project at Plan Commission

Dear Plan Commission members-

I support the proposal before you tonight by Gorman and Co to rezone to SIP to build housing to serve Grandfamilies at Union Corners. I have another engagement so I may not be able to attend.

I organized a neighborhood meeting on February 5. There was general support for the concept. At the meeting, neighbors had questions about the open space and design of the natural play area, whether the roof could be used to collect water for the proposed community garden plots, connectivity to the bike path along the railroad tracks, the services to be provided by Lutheran Social Services, and making sure all the children anticipated to live in in the Grandfamily and Carbon buildings are served by school buses, on site services, adequate play areas, and sound mitigation in the design. A resident of Carbon made a compelling case for more kid-friendly amenities at Carbon. The Gorman team will provide a report back on Wednesday March 7 on all the outstanding topics. None of these topics seem germane to the rezoning so I am not requesting referral.

At the February meeting, the Gorman team explained their interest in adding additional angled parking on the south side of Winnebago to serve the future retail at the Carbon and shared the resistance they heard from TE to their request. The group brainstormed on some options for Gorman to study and they agreed. Neighbors were generally sympathetic to serving the proposed retail but also wanted to be sure that the street is safe for pedestrians and bicyclists. To reduce speeding, several people supported installing a table top from the plaza area at Carbon to the plaza at the Grandfamily site.

I understand the staff report recommends referring the angled parking decision to Ped Bike for approval of street geometrics. I accept this condition but want to make sure the Plan Commission understands that the GDP will likely require additional modifications for the next phase of the development of Union Corners and that we/you should try to take a holistic approach to ensure this new neighborhood succeeds.

Thank you for your service-

Marsha