

**From:** iambrad chorus.net [mailto:iambrad@chorus.net]  
**Sent:** Wednesday, January 04, 2012 10:38 AM  
**To:** Martin, Al  
**Cc:** Lou Host-Jablonski; Lance Green; Doug Johnson; Rummel, Marsha  
**Subject:** 2048-2100 Winnebago development

Al Martin and Urban Design Commission Members,

I send this message to express the consensus opinion of the Preservation & Development Committee, a subgroup of the Schenk Atwood Starkweather Yahara Neighborhood Association (SASYNA). On January 4th you will again consider a development proposal for 2048-2100 Winnebago St, proposed as a joint project between Accipiter Properties and Movin' Out. The SASYNA organization has had some good interaction with the developers over the past 4 months in an effort to build neighborhood awareness about the project, as well as to solicit feedback. However, we have been frustrated more than once by a lack of clear and detailed information about the project. This is due - in part - to the tactic of splitting the GDP from the SIP approval process. While there is some apparent value to this approach from the developers' perspective, it has proved more challenging to the neighborhood because it provides far less on which to base feedback. I feel that some of the earlier confusion - as well as some of the discussion taking place at UDC right now - could have been avoided by more fully fleshing this project out in the early stages. There is some legitimate concern that the proposal potentially approved by UDC and the Plan Commission may morph into something quite unlike the general plan idea that the neighborhood saw in late 2011.

Even so, it is the consensus of the Preservation & Development Committee that we express enthusiastic support for the proposed project. We strongly feel that urban infill projects such as this are precisely what the neighborhood needs in commercial/transitional areas such as Schenks Corners, particularly on largely unused commercial space. However, in the spirit of the earlier meetings and discussions that took place about this same project, we temper our support with the following suggestions/conditions:

1. **Size:** We are OK with the 4 story height, but that support is lukewarm. We offer stronger support for 3 stories on much of the Winnebago elevation (past the corner). Five stories on the Sutherland Court wing dramatically outsizes everything else in the neighborhood and has no support. The issue is not the number of units. The issue is the size and presentation of those units in the current design.
2. **Modified Setback:** The 'modified T' setback that you see tonight was discussed earlier. We view this as a positive design feature but feel that the 15' setback gives the project an inappropriate suburban feel. Such a big setback will also compromise the storefront feel & function of all the first floor commercial space scheduled for that wing. We proposed a setback between 5 and 10 feet from the sidewalk.
3. **Street Front Elevations:** We strongly support design features on the Winnebago and Sutherland elevations that incorporate undulations in the wall, set-backs for taller areas (if there are to be 4-story areas) and balconies that promote visual interest and interaction with the street.
4. **Impervious Surface:** The current parking proposal expresses a range but the plans consistently show the maximum end of that range. In turn, this greatly increases the

amount of impervious surface while reducing greenspace. Combined with the building footprint, too much of the site is impervious. While sympathetic to concerns over 'enough' parking, we feel that this plays into a design that ultimately will not serve the neighborhood well at a number of levels. Rather than promote a specific parking quota, we support a higher standard of storm water runoff control than NR151. For example, we propose that the developers design the site to handle 10-year rain events entirely on-site through increased pervious surfaces and other measures.

We offer our strong support of the project with the caveat that it pass UDC with a commitment to accommodate the conditions listed above.

Brad Hinkfuss  
Chair, Preservation & Development Committee  
Schenk-Atwood-Starkweather-Yahara Neighborhood Association