

April 14, 2016

To the City of Madison Planning Commission Members

RE: Catalina Crossing Apartment Development Plan

Dear Commission Members,

The neighbors of the Secret Places Neighborhood appreciate the open communication between the Developer, the Neighborhood, and the City throughout this process. We appreciate the efforts the Developer has made to address some of our initial questions and concerns. We wish to highlight the remaining issues which have either arisen during subsequent hearings or have not yet been fully resolved and we hope they may be addressed as the process moves forward.

- **Traffic Abatement Bond** – Given the high concentration of families with kids in the neighborhood, speeding and other traffic issues remain a top concern. We request the developer make a traffic abatement bond/deposit to pay for potential traffic mitigation needs down the road should they become necessary and also request the City make plans for a follow-up traffic study after development is complete to determine if traffic abatement is warranted.
- **Two onsite managers for the property** – The current draft of the management plan acknowledges that there will be ‘on-site staff’ but doesn’t specify how many. We’d like clarity on this point.
- **Change up the visual monotony of the row of townhouses in front-** In the draft presented at the UDC hearing, the townhouses appear to all be the same color with the same roof articulation. Neighbors would appreciate a more varied look to better integrate with the style of the rest of the neighborhood. Changing up paint colors and other external visuals may help achieve this goal.
- **Review options for permissible plantings in front** – The gas pipeline clearly limits what can be placed there, but we appreciate the City’s request of the developer to explore what variations besides grass may be permissible.
- **Parking enforcement on Catalina** – The management plan clearly specifies the number and type of vehicles permitted on the premises for tenants. Neighbors are concerned some tenants may be pushed to park trailers, boats, motorcycles, and campers on Catalina Parkway (as is happening with the current apartments at the front of the neighborhood). We hope the City will keep these parking issues in mind as police patrol the neighborhood.

We look forward to seeing these concerns addressed in the final proposal.

Mike Pfohl

Vice President

Secret Places Neighborhood Association