

From: [Danny Edgel](#)
To: [Urban Design Comments](#)
Cc: [Heck, Patrick](#)
Subject: Public Comment: 12 N Few Street
Date: Monday, July 26, 2021 2:42:15 PM

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Hello,

I wrote to express my support for the proposed development at 12 N Few St when it first went up for approval, and I would like to reiterate my support as the proposal returns to the commission for final approval. Furthermore, I urge UDC not to require parking for the development in any capacity. This development's lack of parking is an asset, rather than a liability, for those of us who will call the development's future tenants neighbors. With easy access to bike rentals and trails and major bus routes, as well as a location that enables pedestrian access to grocery stores, restaurants, and employment centers, there is no need for a resident of this neighborhood to own a car.

Best,
Danny Edgel
115 N Blair St
Madison, WI 53703

From: Heck, Patrick
Sent: Monday, July 26, 2021 6:57 AM
To: Firchow, Kevin
Cc: Wells, Chris
Subject: 12 N Few Street

Hi Kevin and Chis,

I will be out of town and mostly off the grid this week, but have looked over the UDC materials for the 12 N Few Street proposal. Please consider the comments below as my input to UDC. Thanks.

I appreciate the improvements to the landscaping, particularly in the front of the existing building, and Sheet A2.0 that also indicates the pedestrian access points and paths for the ground floor commercial units. I have communicated with the applicant about the matters below, but would appreciate any additional consideration or advice that commissioners may have:

1. The split system HVAC system for residential units with exterior louvres that face both Curtis Court and Few Street residences seem reasonable in appearance, but I would like clarification that these are not wall-pack type units facing residential buildings that will make a lot of noise. Also, I would like to know what type of HVAC will be used for the commercial spaces and how/where those will vent.

2. Given that UDC was interested in the circulation and parking, it would be helpful to think about methods to avoid the four driveways that will serve the four commercial units in the new addition (two on Curtis Ct and two on N. Few St) from serving as parking spots for delivery drivers (of all types) to the commercial and residential units and for tenants/customers of the commercial units. The driveways are not long enough to be used as such without blocking of the sidewalks, hence my concern. The applicant mentioned that they were more than willing to use signage to prevent that and reiterate in leases that parking is not allowed there, but given that delivery drivers of all types tend to take the path of least resistance, other mitigation options could be considered.

The applicant also offered using bollards in the driveways, which is an option, but are not particularly aesthetically pleasing, in my opinion. It appears that the four driveways to the commercial units in the existing building will be blocked by landscaping and benches, so perhaps there is not a large enough space for a vehicle to attempt parking there and blocking the sidewalk.

Thank you.

Alder Patrick Heck
608-286-2260

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