

Glaeser, Janine

From: Zellers, Ledell
Sent: Thursday, October 26, 2017 3:18 PM
To: Liz Walker; Parks, Timothy
Cc: Glaeser, Janine
Subject: Re: Keep N. Franklin St residential!

Hi Liz,

Thanks for reaching out and letting us know your concerns and perspective. I have copied Janine Glaeser on your email. She staffs the Urban Design Commission (UDC).

As you may know, the proposal has yet to go to the UDC for their recommendation on this development proposal. From there it will go to the Plan Commission for a vote on whether required conditions are met. If you are on my District 2 updates, you will see announcements for those meetings which you may want to attend to testify. If you aren't on my District 2 updates, you may want to sign up. Subscription information is below.

Best,
Ledell

Alder Ledell Zellers
608 417 9521

To subscribe to District 2 updates go to: <http://www.cityofmadison.com/council/district2/>

From: Liz Walker [REDACTED]
Sent: Thursday, October 26, 2017 10:07 AM
To: Parks, Timothy; Zellers, Ledell
Subject: Keep N. Franklin St residential!

Dear Urban Design Commission,
McGrath Property Developer's plan to demolish 4 homes on N. Franklin and E. Washington to build a 45+-room hotel and cafe is a truly bad and misguided idea that will unquestionably affect our entire neighborhood in several adverse ways. It is a terrible idea which I strongly oppose because:

- Grossly insufficient parking (just 17 spaces for a 45+ room hotel and cafe) which means that those of us, like me, who live in this neighborhood and park on the street will be forced to compete for even fewer on-street parking places in the Isthmus area which already has far too few on-street parking spots.
- Nine affordable residential units in 4 homes will be removed, which is especially bad in a city that has far too few affordable housing units to accommodate the pressing need for such housing.
- A huge increase in traffic on a narrow one-way street with a dangerous turnabout--as a pedestrian, I take my life in my hands whenever I cross at the corner of N. Franklin and E. Mifflin with cars, bicycles and skateboarders all careening recklessly around the turnabout. Than turnabout already endangers pedestrians and will only be more risky with increased traffic from the proposed hotel.
- Increase in noise on this residential street due to the dramatically increased population from hotel guests to cafe patrons.
- The proposed hotel is far too tall compared to all surrounding buildings and is way out of sync with the rest of the neighborhood.
- Erodes the peaceful residential quality of the whole neighborhood and makes it far more commercialized.

- Demolishing 4 houses will destroy historical landmarks, including 2 homes build by the first governor of Wisconsin.
- Potential increase in crime due to increased number of people in the neighborhood.
- The spurious need for building this hotel is based on outdated statistics to artificially describe the need for hotels in Madison. In fact, McGrath Developers unwittingly reveal as much when they propose building such an inadequate parking garage, suggesting that they anticipate only being at about 1/3 capacity on a regular basis, which effectively negates the supposed "need" for this hotel!

I, along with most of my neighbors, emphatically oppose the building of this hotel. I trust that the UDC and the city council will act in the best interests of the immediate neighborhood, and the whole city, and will NOT approve the building of this hotel/cafe. It's construction would be a huge mistake!

Sincerely,

Liz Walker

resident of the [REDACTED]

Glaeser, Janine

From: Zellers, Ledell
Sent: Saturday, October 28, 2017 9:51 PM
To: Glaeser, Janine
Subject: Fwd: North Franklin Proposed Hotel

Alder Ledell Zellers
608 417 9521

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Begin forwarded message:

From: Genna Decker <[REDACTED]>
Date: October 27, 2017 at 11:25:00 AM EDT
To: tparks@cityofmadison.com
Cc: [REDACTED], district2@cityofmadison.com
Subject: North Franklin Proposed Hotel

Dear Mr. Parks,

I'm writing to you in your capacity as the Urban Planning Commission contact for the N. Franklin Hotel proposal, to replace the properties at 502 & 506 E. Washington, and 7 and 11 N. Franklin Street with a five-story hotel and cafe. Please express my desire to OPPOSE this proposal, and maintain and preserve the residential areas of downtown Madison for Madison residents.

As a resident at [REDACTED] Franklin St, I do not feel that such a hotel is in the best interest of the community. Specifically, I have several concerns regarding the proposal's lack of responsiveness to community needs, destruction of historic landmarks, and insufficient parking. I have summarized my concerns below:

- Insufficient parking (17 proposed spaces for 45+ rooms and a cafe)
- Removal of 9 affordable residential housing units in 4 homes
- Increased traffic on a one-way residential street with a turnabout
- Increased noise from:
 - Additional hotel residents and cafe patrons
 - Garage exhaust fan (minimum 72 decibels--where 70 decibels is about as loud as a car driving 65 mph)
- Design is in stark contrast to the rest of the neighborhood
 - Hotel is close to the street vs. neighborhood looks and feels residential with porches
 - Hotel is 5 stories tall hotel vs. surrounding 2 story residential homes
- Erodes the neighborhood from residential to commercial properties
- Destruction of historical landmarks including two homes built by the first Governor of Wisconsin
- Increased crime common to increased numbers of non-residents
- Reliance on outdated statistics to artificially describe the true need for Madison hotels (9+ built since 2011)

Please relay my concerns to the Urban Design Commission for consideration in their evaluation of this proposal. Thank you.

Sincerely,
Genevieve Decker