

From: jsreinke@yahoo.com
To: [John Seamon](#); [Patrick Heck](#); [John Belknap](#); [Plan Commission Comments](#)
Subject: Pervious Pavers and "the need to increase open space".
Date: Monday, May 24, 2021 3:09:31 PM

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John thank you for the commitment to the pavers* and providing "green space". I believe the "affordable" live work concept is a part of our future sustainable, successful, and local economy. As you know, small businesses provide the majority of jobs in this country.

This project though small in space can be an example of "how to encourage growth" while remaining community based; the community of the building itself in the midst of a neighborhood. The project is an example of one locally owned, locally financed (?) and one responsive to the neighbors concern for quality of life, green, noise mitigation, while renting to responsible businesses.

You have had to field many questions and the "asks" for changes. These are some of the ones that remain from some of the neighbors.

1. Parking.**
2. Air intake and exhaust vent placement and "noise" produced by these sources. Where are vents and how loud? Who will they affect?
3. Is solar possible if you worked with the neighborhood "Full Spectrum Solar" company. The government now has monies available for such investments.
4. There remains the question of "the easy flow" of business pedestrians around the outside of the building. Architecturally rounding the corners of the North and East corners of the building would allow for easier pattern of flow. This would make the building foot print only slightly smaller. They are even encouraged.
5. Better use of the West side of the building for sunlight, even placement of higher windows would provide natural light.
6. See letter from J. Belnap voicing his suggestions/ concerns.

* Have you already sought out a Permeable Paver provider. There is some other local business that maybe doing the same. You could make bids in concert. Please let me know and/or can I connect you to talk?

**Some time ago, more than 20 years ago City Engineering said they would redo Curtis Court in 30+years. We asked Engineering to consider Curtis to become in part permeable pavers to enhance water potential for the trees and syphon pollution out of the rainwater , that now makes its' way from the street to the storm sewers and into the lake.

Thank you for you time and energy. We would like this project to succeed for providing housing, work and an enhanced quality of life for those renting and those already living here.

Sincerely,
Karen Banaszak and Jeff Reinke

From: jbelknap@znet.com
To: [Plan Commission Comments](#)
Subject: I will attend Monday agenda item 8
Date: Sunday, May 23, 2021 5:26:33 PM
Attachments: [few@curtis.ppt](#)

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Plan Commissioners;

I registered to speak at the 24 May Plan meeting, but limited to only three minutes of suggested improvements to this 12 N Few proposal, I am submitting a PPT outline of my in-person presentation. I should be able to present the PPT at the meeting while speaking over the slides, but oh well, that's Zoom.

John

Few @ Curtis Work/Live

That's a great question, there is
no answer.

Curtis Court



No curb,
no Parking

No Parking signs on Curtis/Few

No parking on Curtis and Few



Structural problems

Support column and cement block curtain wall showing cracks



Access to apts by Trashway

- SW end of building, access to apt stairs, past trash bins, which are emptied how?



Comments

- It is difficult to make comments regarding this proposal due to the many changes in plan. The usual developer comment in reply to a question is: “That’s a great question, we don’t have an answer now.” My comments will be regarding: structure, concept, and implementation.

Structural Defects

- In none of the many meetings-TLNA, neighbors, UDC or Planning, has any engineering study been presented to confirm that the current post/beam, cement block curtain wall structure can support a second floor of apartments and a roof. And the back wall is part of the demolition.

Concept

- 12 N Few has been presented as small residential apartments above small commercial spaces. The UDC did not understand until the second meeting that there is no link between the two. Linking them would be more rational, but it is unlikely that enough renters could be found. The idea gives support to the project, but is deceptive.

Concept size and variances

- Demolition is needed, but the replacement is excessive. With removal of the back wall and its support columns, how will the existing building stand? The new building is far too large, violating open space, parking, accessibility, and corner vision requirements. Limit Unit E to the A->D setback and eliminate Unit F.

Implementation

- Concerns are: no on-site parking, no tenant storage, trash containers blocking walks, access, bike parking, and WINTER. With the latest iteration, there is no parking. Eight commercial and eight residential units and NO parking? Impossible. Neither tenant storage nor management maintenance areas. Access to shops is via landscaped areas, access to apts is via trash containers. What happens in winter with snow blocking access?

Utopia at Few

- The lack of on-site parking/delivery space is explained by tenants and shop customers arriving by foot, bike and bus. There is very little customer base in this area for foot traffic. Bus stops are two blocks away and the BRT, if ever, has no stops here. Customers could arrive from the Bike Boulevard, aka Mifflin, but in winter and with no on-site parking? This was a scooter shop, where is the scooter parking? Tenants and customers will arrive by car, find no parking and have to seek space in the overcrowded on-street areas.

Future Concerns

- Confident that Madison will approve this project, I warn about several concerns: Any prolonged temporary or permanent closure of Curtis Court at Few will go western. Do not think that construction cranes, dump trucks and cement staging activities can occur on Curtis Court. Constant parking violations will also go western, since Parking Enforcement does not operate in this East Wash/Mifflin area. If the owner fails to find eight shop renters, do not ask to convert those units to residential.