

**From:** [Hannah Wilson](#)  
**To:** [Urban Design Comments](#)  
**Subject:** Comment for Urban Design Commission Meeting 12/3  
**Date:** Wednesday, December 3, 2025 10:52:17 AM

---

You don't often get email from hwilson347@gmail.com. [Learn why this is important](#)

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Hello Members of the Urban Design Commission,

I live at Woodland Reserve and I am writing in support of the additional planned housing. There is a shortage of housing in the Madison area and I am glad that the space in my apartment complex is being used more effectively to serve the needs of our greater community. However, I have some concerns about the plans, detailed below:

I.

My highest concern is the pool that is planned to be added next to existing Building C. An outdoor pool can be used for only half of the year, so it is not the best use of space. All current residents chose to live here without a pool, so it is clear that we did not prioritize or need this amenity. Additionally, there are other apartments in the Madison area that have pools as amenities. We could choose to live there if we desired a pool in close proximity, but we all have decided to live here instead. The Letter of Intent states that the pool is "to provide residents with a communal gathering space". I propose that a more suitable communal gathering space would be a patio or grassy area with a grill, some picnic tables, and seating, so that we can use it to host neighborhood gatherings. This patio could also function as some open space to replace the clearing where Building 1 will be built.

A.

I would be in favor of other proposals for a community space that would be less expensive to construct than a pool and could be used as close to year-round as possible.

II.

There will not be enough car parking for all existing residents in addition to the new residents. In the proposed plan, there will be 226 car parking spaces and 192 housing units. Right now, property management guarantees one surface parking spot per unit, with garage parking at an additional fee. With the increase of 63 units and only adding net 6 parking spaces, this policy will no longer be feasible.

A.

Since 120 of the units have two or three bedrooms, it is likely that there will be more than one car per household, which will cancel out the car-free households. For example, my roommate and I are required to have one car

each for access to our jobs.

B.

Street parking is available most times on Bluff St and Stevens St. However, it is not always an option due to snow, visitors, parking for the bordering parks, and parking for longer than 48 hours.

C.

The addition of more bike parking will offset this issue and attract more car-free residents. But I do not think this will be enough to offset the car parking spaces per housing unit discrepancy.

III.

I would like to second Mary Sheenan's comment about placing the balconies for Buildings 3 and 5 over green space. That parking lot gets unbearably hot in the summer and will deter residents in those buildings from using their balconies/patios.

Thank you,  
Hannah Wilson

Dear Committee Members, Neighbors and Developers,

I am contributing 5 additional items for discussion. Please see below.

- 1. Keep The Privacy Fences.** The Architectural Rendering, p. 39, does not show patios of existing basement apartments nor privacy fences that currently exist around the patios. It is very important for tenants to keep their privacy fences for screen from car headlights, car motor noise, and from people walking by, especially in view of the increased activity that will be brought on by proposed new buildings #3 and #5.
- 2. Put Balconies Over Green Spaces.** Proposed buildings #3 and #5 need to have the balconies on the other side of the building where there is green space. Building #3 has a spacious green grassy pet-play area on the other side and behind building #5 there's 20-feet of green grass, trees and bushes to be enjoyed by tenants. See Civil Plan, p. 5 and Scroll to the right on Architectural Rendering p. 39. All existing buildings have balconies over green spaces.

The blacktop parking lot is exceedingly hot in summer. The space is dusty and noisy with cars. All there is to see is the plain back side of an existing building. Balconies will be right over garage doors, a big disturbance.

- 3. Garages.** Garages will be directly underneath balconies. Garage doors opening and closing will be heard right underneath tenants' balconies.

It's not your own garage for your apartment. Anyone can rent a garage under your apartment. A garage is for rent for an extra fee per month. It does not come with the apartment above it.

- 4. Lighting.** See Civil Plans p. 10. I don't believe we need to have pole lighting to extend into the alley in the area between the existing building 3102-3106 and proposed building #3. It would over-light the area. It is too much light in a small space and too close to bedroom windows and balconies. I think applying a light fixture at a height of 10 feet on the end of the existing building would be enough. Or put in a lamp post instead of a pole light. Lights along the side of building #3 will add light to the area. Light from the poles in the parking lot in back of the existing building will spill over into the alley and will also add to lighting the area.
- 5. Trees.** A mature tree is planned to be removed from the end, back corner of existing building 3102-3106. Civil Plans p. 15, see X. I am asking whether it's possible to keep the tree, and if not, would you please include replacing this tree in your Landscape Plan, p. 31? A tree would provide needed shade for proposed buildings #3 and #5 and beauty for all. Architectural Renderings p. 39

Another tree is planned to be removed at the end of building 3102-3106, where the retaining wall is proposed to be built. Would you please plant another tree close to the same spot?

Sincerely,  
Mary Sheean