

To: Urban Design Committee

Date: December 17, 2014

Re: T.J. Wall Building Proposal for Park Street and Fish Hatchery Road

Besides not wanting any construction on the green space at the corner of Park and Fish Hatchery, after seeing the proposed plan in the Capitol Times this morning I am compelled to write this commission. My concerns are that the proposed building

1. will be located too close to each of the streets allowing limited vision of traffic flow on the four corners and two driveways at that intersection, and
2. will increase traffic density and safety concerns for pedestrians, bikers, and motorists.
3. will increase ambient lighting in the area
4. will add still more run off into our bay that already has over thirty storm sewer outlets.

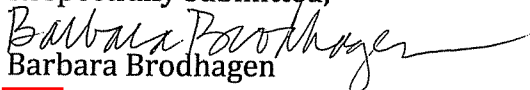
I live on West Shore Drive on Monona Bay and often exit our street via Parr Street, which intersects with Park and Fish Hatchery. This intersection is already dangerous for several reasons. When traffic from Parr Street is moving across Park, the traffic from Park Street continues to merge onto Fish Hatchery with the majority of motorists assuming they have complete control and right to all lanes going south. Right now motorists coming north on Park are allowed to make a left turn onto Fish Hatchery, which means they usually have to wait until the light is almost red to make that turn. Parr Street drivers have to wait for them and "floor it" to get across, usually putting themselves in danger of Park Street Drivers.

Right now it is helpful to be able to see where motorists and how many are coming from the multiple directions. If the building is allowed to be built as shown in the picture in Cap Times, this will not continue.

There is no mention of the kind of lighting this project will be using. I am hoping that there will be consideration given to not increasing the ambient light to the area since we already are over lighted. Our neighborhood can walk around inside our homes in the middle of the night without turning on our lights. I hope this project as well as others tries to decrease the amount of lighting used.

Finally, this large of project means more green space is covered with concrete leaving less ground to absorb precipitation. Other projects built in our neighborhood have led to severe storm water run off into our bay. The bay has become an eyesore because of this. It makes me sad to know that this project will continue to increase this problem, while T.J. Wall will market the upper units as having a lake view, but probably will not make all the effort they can to not impact the water quality of the bay.

Respectfully submitted,

  
Barbara Brodhagen

West Shore Drive

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**CITY OF MADISON**

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**Planning & Community  
& Economic Development**