

From: ALIX OLSON [mailto:aki747@sbcglobal.net]
Sent: Thursday, April 07, 2011 6:59 PM
To: Murphy, Brad; Parks, Timothy
Subject: April 11, 2011 Plan Commission meeting

Brian and Tim, please make sure the entire Commission receives this email; we could not figure out how to make that happen... thanks!

To the Madison Plan Commission:

Hello, we are the homeowners and taxpayers at 204 N 4th St in Madison. We are also members of the Emerson East Neighborhood Assn. Unfortunately, we are unable to attend the Planning Commission meeting on April 11th. We are writing to oppose the proposed Milio's restaurant (as well as a 2nd, as yet un-named business) at the end of N 4th St/E Johnson St.

We feel that a fast-food restaurant would irreparably damage and change the land use and neighborhood dynamic for those of us who live in the surrounding blocks. We are also very concerned about the effect on our property values of this proposed development. Additionally, this proposal would lead to increased vehicular and pedestrian traffic (which is already extremely high because of East HS, bus lines, trains, etc), more noise and light pollution (from commercial air conditioners and business signage and lighting), and an anticipated increase in trash and littering in the neighborhood (which remains an on-going and constant problem already). With all these problematic issues currently making it difficult for residents to have a good quality of life in this neighborhood, we do not need any more stressors.

We are worried that the intersection of N 4th and E Johnson, which is already busy with cars, buses, students, bicyclers and pedestrians, will become unmanageable and more dangerous than it already is. Also, there is already no parking in the neighborhood during the day, and sometimes in the evenings, due to the school and to James Reeb church. We wonder where Milio's employees would plan to park during their shifts, given that the City parking lot next to the proposed development is signed for 2-hr parking. We note that there is already a PDQ, a Pizza Pit, and several other fast-food restaurants within walking or a short driving distance from the school, and believe that the only reason Milio's wants to shut down its 2 other restaurants in favor of this proposed site is so they can get a corner on the student market, without taking the rest of the neighborhood into consideration at all. We worry about such a restaurant being next door to a row of single family homes, as well as a park, and wonder about the zoning implications of such a situation. We fear that Milio's competitors could also seek to cash in on the student market, and would use this proposed development as a precedent to build more fast-food restaurants in our residential neighborhood.

It is not that we are opposed to Milio's, per se, but we do totally oppose a Milio's or any other fast-food restaurant in our neighborhood. We believe that this sort of development would be much more appropriate in commercial space in one of the many small malls around this area, where buildings stand empty.

Sincerely,

Martha Popp and Alix Olson