

From: Becky Koehler Pfaller
Sent: Monday, November 06, 2017 2:10 PM
To: Stouder, Heather <HStouder@cityofmadison.com>
Subject: Fwd: New Building on Fair Oaks, at Current Kessenichs Site

Hi Heather,

I'm forwarding to you my previous emails to both Kevin and Marsha regarding the proposed building project at 131 S. Fair Oaks. While I'm favor of development, I do oppose the overall size of the building and total capacity. As a homeowner on Emmet Street whose house faces the site and who knows the area quite well, I think the project is too large and will house too many people for the neighborhood.

Please see my below email for further information. I'm unable to attend the Plan Commission meeting tonight, but please don't hesitate to share the details in my email or reach out to me with questions. You will likely see other forwarded emails from me too.

Thanks,

Becky Koehler Pfaller

----- Forwarded message -----

From: **Becky Koehler Pfaller**
Date: Wed, Jul 5, 2017 at 11:15 AM
Subject: New Building on Fair Oaks, at Current Kessenichs Site
To: "Rummel, Marsha" <district6@cityofmadison.com>

Hi Marsha,

I just wanted to formally state my concerns about the plans for the apartment building planned for the Kessenich's site. My concerns are listed below, and I'd be more than happy to elaborate. Please feel free to share my email with others.

Also, do you know when the next meeting on this topic is planned?

1. Physical size of the building. 5 stories and nearly 200 apartments is significantly larger than anything currently in the Atwood neighborhood or in a nearby radius. It is very out of place, and does not fit. The building should be at most 3 stories, with far fewer apartments.
2. The number of apartments will add too many people to such a small space, which is already struggling with speeding drivers, parking, traffic, and pedestrians. Adding 100 cars (plus whatever happens with the Fair Oaks Nursery site) will vastly decrease the "livability" of the area.
3. The current plans appear to cut down many of the mature trees on the east side of the plot. With so many Ash and other trees being cut down, I am strongly opposed to this,

especially in light of the fact that the Garver Feed Mill development will *also* be cutting down many of the trees in that area.

Again, I'd be happy to unpack any of the above - there are lots of topics embedded into each of the above statements. If done right, it could be a real asset to the neighborhood; however it's current iteration will be a detractor.

Thanks Marsha,

Becky