

From: [SANDRA E WARD](#)
To: [Michael Barrett](#); [Mary Lang Sollinger](#)
Cc: [Plan Commission Comments](#); [Martinez-Rutherford, Dina Nina](#); [TLNA](#)
Subject: Re: [tlna] Plan Commissioners: I Oppose Agenda Item 12, Narrowing Curb Terrace, Eliminating Canopy Trees on E Washington
Date: Tuesday, March 12, 2024 9:42:38 AM

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Don't forget that this matter will come to the Common Council, so there will be another opportunity to be heard. I'm not so naive that I think passage of the change can be averted, but it is an opportunity to make clear that many of us view terrace widths and tree canopies as critical infrastructure issues.

Sandy

From: tlna@groups.io <tlna@groups.io> on behalf of Michael Barrett <mikeb@urbanthoreau.com>
Sent: Monday, March 11, 2024 4:38 PM
To: Mary Lang Sollinger <sollingerml@gmail.com>
Cc: pccomments@cityofmadison.com <pccomments@cityofmadison.com>; Gregory Markle (E-mail) <district15@cityofmadison.com>; TLNA <tlna@groups.io>
Subject: Re: [tlna] Plan Commissioners: I Oppose Agenda Item 12, Narrowing Curb Terrace, Eliminating Canopy Trees on E Washington

Well, it turns out I was a day (week) late & a dollar short. The vote was last week. Somehow I misunderstood the date of the vote. Sorry.

Anyway, yeah. Very disappointing result. Narrowing the curb terrace/eliminating canopy trees passed 5-2.

I don't know Marsha's take on it.

It probably wouldn't hurt to let them all know how disappointing their vote was. It might head off future dastardly votes like this.

The fight goes on.....

-Mike

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On Mar 11, 2024, at 3:42 PM, Mary Lang Sollinger <sollingerml@gmail.com> wrote:

What is Alder Marsha Rummel's stance on this.

A number of years ago all the trees were going to be removed for the new utilities. The Downtown Co-ordinating Committee with the of private citizens and a tree

expert from the Fox Valley
(local landscape companies didn't want to jeopardize future work with the city,
questioning the tree removal.

Michael, Thanks for alerting us.

We should be adding trees.

Mary Lang Sollinger

On Mar 11, 2024, at 9:05 AM, Michael Barrett <mikeb@urbanthoreau.com>
wrote:

Re:

Agenda Item 12. 81908. Amending Section 33.24(15)(e)5.a. of the Madison
General Ordinances related to Urban Design Landscaping and Open Space to
remove the minimum terrace width requirement with Urban Design District No.
8.

And:

[https://madison.legistar.com/LegislationDetail.aspx?
ID=6504790&GUID=528391B4-8AA1-4C3B-9FA1-1EB3B6D859B8](https://madison.legistar.com/LegislationDetail.aspx?ID=6504790&GUID=528391B4-8AA1-4C3B-9FA1-1EB3B6D859B8)

Dear Plan Commissioners,
I am horrified that you are seeking to reduce E Washington's curb terrace width.

I adamantly oppose this amendment.

We see what you are doing. You recently railroaded us with new tree codes that
eliminate the possibility of canopy trees on curb terraces <10'. And now, by
reducing E Washington's curb terrace to less than 10', you thereby eliminate the
possibility of canopy trees along E Washington Avenue altogether.

Nice.

And it's all in obeisance to the traffic engineers and developers who abhor trees.
They have made it clear that humanity and the environment must be subservient
to their speeding machinery and money. Your job, as Plan Commissioners, is
supposed to be countering that; to keep people front & center. Go back & read
your charter. But, we know what will happen: per tradition, you will accede to
their mechanical & money bullying, won't you?

The earth is burning. What on *earth* could you be thinking?

This amendment is redolent with curdled 1950s highway thinking. Please review the public comment from your last meeting in this attachment. I agree wholeheartedly with the citizens' well-thought-out comment against this amendment's tree-hating atavism.

Sincerely,
Mike Barrett
2137 Sommers Ave
Madison WI 53704
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<Agenda.pdf>
<Public Comments 02-28-24.pdf>

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From: [emma czarapata](#)
To: [Plan Commission Comments](#)
Subject: comments on East Washington terrace
Date: Monday, March 11, 2024 5:16:13 PM

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To Whom It May Concern,

We oppose the narrowing of the terrace on East Washington. We need more area for green space and runoff rather than less. The city needs green areas and trees to offset the pavement warming up our city. Please consider this in your decision.

Thank you,
Emma Czarapata
Timothy O'Donnell

From: [Valerie Mellerop](#)
To: [Plan Commission Comments](#)
Subject: East Washington - reducing terrace depth and eliminating trees
Date: Monday, March 11, 2024 7:53:40 PM

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Trees and parks make the City of Madison the livable place it is. Between narrowing terraces and building structures right up to the sidewalk, I believe we are putting pedestrians in danger. There are a lot of apartments and entertainment venues on East Washington. Reducing safety, shade, aesthetics, and oxygen producers is a very, very, very bad idea. Please do not reduce terrace depth, because it will make the downtown a less livable place.

Sincerely,
Valerie Mellerop
1052 East Gorham Street
5922 Meadowood Drive

From: [Michael D. Barrett](#)
To: [Mary Lang Sollinger](#)
Cc: [Plan Commission Comments](#); [Martinez-Rutherford, Dina Nina](#); [TLNA](#)
Subject: Re: [tlna] Plan Commissioners: I Oppose Agenda Item 12, Narrowing Curb Terrace, Eliminating Canopy Trees on E Washington
Date: Monday, March 11, 2024 4:38:30 PM

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

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We should be adding trees.

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On Mar 11, 2024, at 9:05 AM, Michael Barrett <mikeb@urbanthoreau.com>

wrote:

Re:

Agenda Item 12. 81908. Amending Section 33.24(15)(e)5.a. of the Madison General Ordinances related to Urban Design Landscaping and Open Space to remove the minimum terrace width requirement with Urban Design District No. 8.

And:

<https://madison.legistar.com/LegislationDetail.aspx?ID=6504790&GUID=528391B4-8AA1-4C3B-9FA1-1EB3B6D859B8>

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Nice.

And it's all in obeisance to the traffic engineers and developers who abhor trees. They have made it clear that humanity and the environment must be subservient to their speeding machinery and money. Your job, as Plan Commissioners, is supposed to be countering that; to keep people front & center. Go back & read your charter. But, we know what will happen: per tradition, you will accede to their mechanical & money bullying, won't you?

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2137 Sommers Ave
Madison WI 53704

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[sollingerml@gmail.com]

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From: [Mary Lang Sollinger](#)
To: [Michael Barrett](#)
Cc: [Plan Commission Comments](#); [Martinez-Rutherford, Dina Nina](#); [TLNA](#); [marqna@groups.io](#); [Vaughn, Jessica L](#); [madisonareabusadvocates@googlegroups.com](#)
Subject: Re: [tlna] Plan Commissioners: I Oppose Agenda Item 12, Narrowing Curb Terrace, Eliminating Canopy Trees on E Washington
Date: Monday, March 11, 2024 3:46:32 PM
Attachments: [Agenda.pdf](#)
[Public Comments 02-28-24.pdf](#)

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From: [Lissa McLaughlin](#)
To: [Plan Commission Comments](#); [Martinez-Rutherford, Dina Nina](#); [TLNA](#); [marqna@groups.io](#); [Vaughn, Jessica L](#); [madisonareabusadvocates@googlegroups.com](#)
Subject: I'm horrified by your proposal to shrink curb terraces for trees
Date: Monday, March 11, 2024 2:13:54 PM

Some people who received this message don't often get email from mclaughlimage@gmail.com. [Learn why this is important](#)

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Dear Plan Commissioners:

Madison keeps losing trees, young and mature, public and private, right and left. Why? Because you stubbornly cling to your addiction to traffic and paving and produce mindless statements like these:
"E Washington does not have much in terms of canopy coverage. How E Washington ranks in the tree canopy priority is unknown (at least to the public). About 1/3 of the south side of E Washington could be deemed high priority, needing 12 foot terraces with a minimum of 8 feet, though that 8 feet would not be required if there were no other options and suspended pavement was used. "
"The public" knows exactly how few trees constitute the E Wash tree canopy because we cherish each tree and don't want you endangering these survivors by reducing curb terrace width. Your lack of a bare modicum of environmental sense infuriates your constituents. We resent your treating us like idiots. When will you realize the Commission "doesn't have much in terms" of credibility when it comes to such decisions?

Sincerely,
Lissa McLaughlin
3453 Hargrove Street
Madison, WI 53714

From: [Grace Hasler](#)
To: [Plan Commission Comments](#)
Subject: regarding urban design district change 81908
Date: Monday, March 11, 2024 1:52:43 PM

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

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Dear Plan Commission,

I am writing to express my disappointment that the city of Madison had an ordinance regarding 10-foot terrace widths on East Washington Avenue which had the intent of creating a special design district and potentially a beautiful parkway as an entrance to the city from the east and that it was not implemented as designed. Now two alders (not located in the district) are sponsoring legislation to alter the plan and recommend less space for canopy trees or impactful green space by reducing the terrace depth. Is this meant to be a harbinger for the future of street design?

Why is this change necessary and why not keep the design as the intended asset it was meant to be? I've always thought E Washington stood out as a model even as it has undergone huge development in the past 15 years. Thankfully the intent of the plan has been respected by some.

I urge you to vote to keep the 10' terraces and vote against the proposed amendment to UDD8 of reducing them to 8 feet. Too often the urban landscape is considered dispensable. Please vote against this proposal.

Grace Hasler
gracehasler@gmail.com

From: annewalker@homelandgarden.com
To: [Plan Commission Comments](#)
Subject: Item #12-- PBS-Madison included in article-Climate Havens aren't ready for more extreme weather
Date: Monday, March 11, 2024 12:35:18 PM
Attachments: [WPM\\$VOPP.PM\\$](#)

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

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Regarding item #12. Madison is viewed as a climate haven by many. The article below from PBS specifically mentions Madison in regards to NOT being prepared for climate changes, including heat waves, flooding etc. Last year was hot. 2018 flooded. We are not prepared to deal with these challenges. The decisions you make as a commission very much matter.

Respectfully,

Anne Walker
(no attachment)

Informative article from PBS re Climate Havens, which specifically mentions Madison, Wi.

<https://www.pbs.org/newshour/science/why-these-climate-haven-cities-arent-yet-ready-for-more-extreme-weather-events>

From: [c d](#)
To: [Plan Commission Comments](#)
Subject: Oppose Agenda Item 12
Date: Monday, March 11, 2024 10:53:56 AM

You don't often get email from kashkakat99@gmail.com. [Learn why this is important](#)

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Dear Plan Commissioners

As you know the east side (particularly areas on or close to East Wash) are EXTREMELY tree deficient per every analysis that's been done. The city in recent years has compounded the problem by no longer allowing full size canopy trees under power lines, which due to our industrial past are most prevalent on the east side.

Allowing narrower terraces will only further accelerate canopy loss in an already tree deficient area. I dont know how or why the development at E. Wash and First St. was allowed to ignore the Capitol East Gateway plan and be built crammed so close to one of the busiest intersections in the city (with only a 5 foot terrace) but frankly it was a mistake which should not be compounded by opening the floodgates to more of these.

If the city does not fight more vigorously for substantially increasing tree canopy (on East Wash specifically and the east side in general) then I propose we in recognized tree deficient areas get our Forestry Charge reduced to be commensurate to the benefit we derive. I dont buy the City argument that we should all pay the same because somehow we derive same benefit from tree canopy in distant neighborhoods - no, we really dont! Summer temps/cooling costs are significantly higher and we do not enjoy the increased property values that accrue to homes with established canopy trees.

The Capitol East Gateway Plan was created by thoughtful, knowledgeable individuals who took into consideration many different aspects of what makes a great street, for benefit of all users including residents, pedestrians, visitors - everyone. The desires of developers and city to squeeze out maximum square footage for maximum profit + tax revenue is but a small piece of the puzzle. Please, let's reaffirm our commitment to this plan! There is no reason there cant be different unique plans for different situations.

Thank you
Cathy Debevec / East Main St.

From: [Don Jones](#)
To: [Urban Design Comments](#)
Subject: Agenda Item 12. 81908
Date: Monday, March 11, 2024 10:30:32 AM

You don't often get email from don.jones1318@gmail.com. [Learn why this is important](#)

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I oppose this item which would reduce the 10 foot minimum terrace width on E Washington Ave.

Donald Jones
1640 Sherman Ave 3
Madison WI 53704

From: [Brian Lavendel](#)
To: [Plan Commission Comments](#)
Cc: [Martinez-Rutherford, Dina Nina](#)
Subject: opposition to Item 12, removing minimum terrace width requirement
Date: Monday, March 11, 2024 9:22:56 AM

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Dear Plan Commissioners,

I am writing in opposition to today's Agenda Item 12, removing minimum terrace width requirement with Urban Design District No. 8.

In fact, on the contrary, I would argue that we should protect and enhance greenspace and tree canopies and limit the paving and concrete that would replace greenery.

Thank you.

Yours in Community,
Brian Lavendel

Agenda
Monday, March 11, 2024

....Urban Design Commission Ordinance Amendment
12. 81908 Amending Section 33.24(15)(e)5.a. of the Madison General Ordinances related to Urban Design Landscaping and Open Space to remove the minimum terrace width requirement with Urban Design District No. 8.

Brian Lavendel PhD • He pronouns • +1-608-301-5060 • 2302 Center Avenue • Madison, Wisconsin, USA • 53704 • Teejop (Four Lakes), ancestral lands of the Ho-Chunk Nation

[The richest 1% of the world's population are responsible for as much carbon pollution as the people who make up the poorest two-thirds of humanity. -OXFAM International](#)

[The top 1% of American earners now control more wealth than the nation's entire middle class, federal data show. That's more than the combined wealth of America's middle class, a group defined as the middle 60% of households by income. -USA Today 2023](#)

From: [Michael D. Barrett](#)
To: [Plan Commission Comments](#)
Cc: [Martinez-Rutherford, Dina Nina](#); [TLNA](#); [marqna@groups.io](#); [Vaughn, Jessica L](#); [madisonareabusadvocates@googlegroups.com](#)
Subject: Plan Commissioners: I Oppose Agenda Item 12, Narrowing Curb Terrace, Eliminating Canopy Trees on E Washington
Date: Monday, March 11, 2024 8:41:30 AM
Attachments: [Agenda.pdf](#)
[Public Comments 02-28-24.pdf](#)

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

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Urban Design Commission
Meeting of February 27, 2024
Agenda #6, Legistar 81908

The staff report states: “Staff supports this amendment. Overall, removing the terrace width requirement from UDD 8 resolves a conflict with the City’s most current adopted policy regarding street design and removes a standard from this ordinance that is not enforced by the Urban Design Commission.” It also states: “As a further note, no other Urban Design Districts include street terrace dimensional standards.”

History

It does not matter that no other UDD includes terrace dimensional standards. UDD 8 recognized that the Capitol Gateway Corridor is the major gateway corridor to Madison’s Downtown, and a goal was to create a vibrant boulevard. This is unlike other Urban Avenues, such as University Ave and South Gammon at West Towne.

As can be seen from the history, E Washington was to provide a unified street front while protecting Capitol views on this corridor. The 10 foot terrace requirement was specifically added during the Plan Commission review process as one of the ways to accomplish the vision for this corridor.

The underlying city plan for E Washington is the *East Washington Avenue Capitol Gateway Corridor Plan*.

- One of the four Core Development Principles is “create an inviting, vibrant boulevard along East Washington Avenue.”
- One of the recommended techniques that should be employed to achieve that goal is: “Develop a consistent palette and design concept for trees and other landscaping within the East Washington Avenue setbacks, terraces, and medians to create a sense of unity from one end of the Corridor to the other consistent with the goal to protect views of the Capitol.”

Urban Design District No. 8 was created to implement the core development principles in the *East Washington Avenue Capitol Gateway Corridor Plan*. UDD #8 recognizes: “The Capitol Gateway Corridor is the major gateway corridor to Madison’s Downtown, and is a critical street for the vitality of adjoining neighborhoods.”

Once upon a time, the 10-foot terrace requirement was actually followed. See, for example, Legistar 32089 (Galaxie), document #6: “The public sidewalk will be removed and reconstructed by the applicant a few feet north of its current location, in order to allow for a 10-foot wide terrace with adequate space for canopy trees.” When and why the 10 foot terrace was no longer addressed in staff reports is unclear.

Complete Green Streets (CGS)

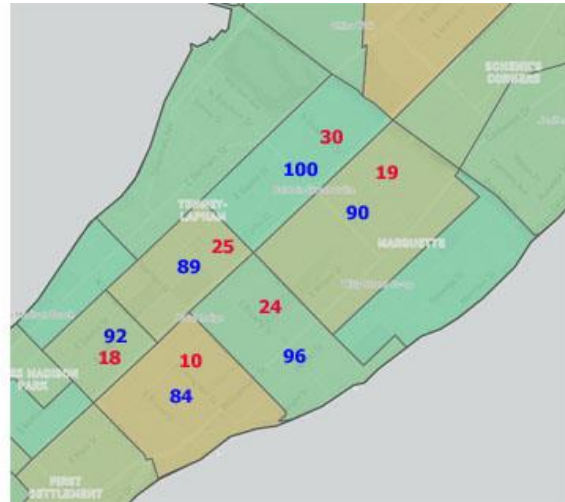
It does not matter if there is a conflict between CGS and UDD 8. The ordinances recognize that conflicts occur. Instead of eliminating conflicts, the ordinances require the more restrictive provisions be followed.

- MGO28.004 (3): Where the conditions imposed by any provision of this ordinance are either more restrictive or less restrictive than comparable conditions imposed by any other law, ordinance, statute, resolution or regulation of any kind, the regulations which are more restrictive or which impose higher standards or requirements shall prevail, unless an exception to this provision is specifically noted.

E Washington does not have much in terms of canopy coverage, as can be seen below. The fairly decent canopy coverage scores are the result of the residential neighborhoods. As can be seen for the southwest corner, the tree equity score is only 84 – ranking 142 out of 194 block groups in Madison. In contrast the northeast corner is ranked first.



Google Maps



Tree Equity Score and Canopy Coverage

According to CGS, E Washington is an Urban Avenue. How E Washington ranks in the tree canopy priority is unknown (at least to the public). About 1/3 of the south side of E Washington could be deemed high priority, needing 12 foot terraces with a minimum of 8 feet, though that 8 feet would not be required if there were no other options and suspended pavement was used. On other blocks the terrace could be a minimum of 4 feet. (At 4 feet, only “narrow” trees could be used.) It is not likely E Washington would differ block by block. But it is not clear how E Washington would be categorized, and thus any potential for conflict is not clear.

CGS created a uniform policy. In so doing, it did not overrule any existing ordinance, such as MGO 33.24(15)(e)5.a.v. which requires the 10 foot terrace. UDD 8 requires the street face to be dominated by canopy trees in both the building setback and the public right of way. The street face cannot be dominated by canopy trees when only a 4 foot terrace is required.

Authority of UDC

The staff report claims “the UDC does NOT have review and approval authority for right-of-way design including terrace widths or street tree plantings.” Clearly, though the UDC cannot design the entire right-of-way, it does have authority to require a 10-foot terrace. If it did not have this authority, it never would have been put into UDD 8 as a requirement. If this is a point of disagreement, perhaps a legal opinion should be requested from the City Attorney’s office requesting clarification.

MGO33.24 (2) Purpose And Intent. It is hereby declared a matter of public policy that the design, appearance, beauty and aesthetics of all public and private buildings, structures, **landscaping and open areas** are a matter of public concern and as such must be controlled so as to promote the general welfare of the community. The purpose of this section is:

- (a) To assure the highest quality of design for all public and private projects in the City.
- (b) To protect and to improve the general appearance of all buildings, structures, **landscaping and open areas** in the City; to encourage the protection of economic values and proper use of properties.
- (c) To encourage and promote a high quality in the design of new buildings, developments, remodeling and additions so as to maintain and improve the established standards of property values within the City.
- (d) To foster civic pride in the beauty and nobler assets of the City, and in all other ways possible **assure a functionally efficient and visually attractive City in the future.**

The resolution (RES-08-00116) adopting the Gateway Plan final report said those guidelines were to be used to guide future land use and development within the East Washington Capitol Gateway Corridor. In March 2007, UDC recommended approval. Plan Commission discussed the plan over 10 months and recommended approval in January 2008. In June of 2007, the Planning Director issued a memo to Plan Commission that contained the draft landscaping provisions of UDD 8. That draft contained only one requirement and five guidelines.* When UDD 8 was adopted, there were nine requirements and seven guidelines. The requirement of a 10 foot terrace was deliberately added during the Plan Commission process.

*See pdf page 16 of

<https://madison.legistar.com/View.ashx?M=F&ID=1751432&GUID=6AA9EF79-491E-4F13-A554-5B47AE6D8028>

The resolution adopting CGS did give the Board of Public Works “the ability to approve updates to the tree canopy and green infrastructure priority area overlays.” That does not mean the Board has sole authority over tree canopy – the Board may authority over the overlays. (I say “may” because City ordinances only address Board procedures, not authority. One has to look to state statutes to define the authority of the Board of Public Works, which is “to superintend all public works and keep the streets, alleys, sewers and public works and places in repair.” Thus, the Board of Public Works oversees the work done in the right-of-way.)

The UDC having authority to require a 10 foot terrace under the ordinances is akin to Plan Commission authority. Plan Commission approvals (e.g., of a conditional use) have conditions of approval. Those conditions often address the right-of-way. For example, a condition of approval for 702 E Wash is: “The applicant shall dedicate Right of Way or grant a Public Sidewalk Easement for and be responsible for the construction of a six (6)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance along E. Washington Avenue.” UDC’s authority to require a 10 foot terrace is more specific than Plan Commission’s authority to address the right-of-way.

Respectfully Submitted,
Linda Lehnertz

Cleveland, Julie

From: c d <kashkakat99@gmail.com>
Sent: Wednesday, February 28, 2024 2:16 PM
To: Urban Design Comments
Subject: Please vote no - item 6

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I oppose Item 6 - removing minimum terrace requirements. Instead, I think there should be a binding requirement for 12 ft terraces on E Wash as specified in E Wash Gateway plan, allowing minimum 8 feet only if clear specific reason.

I dont know how or why the bldg at corner of E Wash /First was allowed to be built with only 5 ft. terrace at one of the busiest intersections in the city. Its unfortunate because there is a cramped cluttered feel to what should be a spacious gateway view of the Capitol for people coming in from the east - it's the first really good close-up they see. Going forward IMHO we need to remain true to the design set forth by thoughtful people and not give in to demands by developers for more square footage or whatever is driving this, I'm not entirely clear....

Aside from esthetics, we also need to maximize tree canopy in an area that is one of the most tree- and greenspace deficient in the city . Reducing terrace size will only exacerbate the problem. I realize there is technology to allow trees to be planted in small amounts of soil, but there's more to it than whether they survive or not. The tree needs to fit the space VISUALLY, its crown needs to have room to spread. It shouldnt look crammed in as an afterthought.

In addition to tree health, lets also consider human health. By now there's proven science correlating human well being with exposure to trees and nature - so again, maximizing tree canopy esp in tree deficient areas has to be PRIORITY.

Also consider - pedestrians in urban environment need to be able to enjoy their surroundings and feel safe - cars whizzing by four or five feet away is too close for comfort. On E. Wash this can be 25-35 mph - actually more, as people will often go over the limit.

Thank you for your consideration
Cathy Debevec
East Main St. / Madison, WI
E Main St., Madison WI

From: [Cheryl Balazs](#)
To: [Urban Design Comments](#)
Subject: Please DO NOT reduce terrace depth on E Wash
Date: Wednesday, February 28, 2024 3:00:39 PM

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This width sets the tone for our entire neighborhood. It allows room for trees and people, especially during event density. 10 feet is a reasonable MINIMUM and we deserve nothing less.

Thank you,
Cheryl Balazs
1119 Sherman Ave
Madison, WI

Cleveland, Julie

From: Jeff Reinke <jsreinke@yahoo.com>
Sent: Wednesday, February 28, 2024 3:04 PM
To: Urban Design Comments
Subject: Changing minimum terrace width requirements.

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To whom it concerns,

We are opposed to changing the minimum width requirements of terraces with Urban Design District # 8.

Karen Banaszak & Jeff Reinke

From: [Grace Hasler](#)
To: [Urban Design Comments](#)
Subject: objection to E Washington terrace requirement change
Date: Wednesday, February 28, 2024 3:23:47 PM

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Hello,

I am alarmed by the proposal to reduce the terrace size on E Washington. The original maps and plans for a beautiful corridor were meant to provide room for trees in both the terrace and the median and create a remarkable entrance to our city. I object to the change proposed today.

With a warming climate our Isthmus urban forest is more important than ever. A group of citizens are challenging the city to follow the adopted recommendations of the Madison Urban Forestry report and to increase rather than decrease available places for healthy canopy trees.

I ask you to reject this 91908 agenda proposal.

Grace Hasler
gracehasler@gmail.com

Cleveland, Julie

From: kate knudson <kathryn.knudson@gmail.com>
Sent: Wednesday, February 28, 2024 3:20 PM
To: Urban Design Comments
Subject: agenda item 6

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Hello,

I am writing to oppose the proposal to decrease the required amount of terrace footage on East Washington Avenue. There are clear scientific and well-being benefits to having more trees in urban environments, including helping slow runoff and mitigate flood damage.

I request that the requirement of a minimum of 8 feet of terrace footage be maintained for all future development projects on East Wash.

Kate Knudson

From: [Betty Chewning](#)
To: [Plan Commission Comments](#)
Subject: Please do not eliminate 10' terraces on E. Washington
Date: Sunday, March 10, 2024 10:15:14 PM

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Dear Plan Commission,

I urge you not to eliminate 10' terraces on E. Washington. As you know East Washington is an in-city highway and has all the safety risks of putting a highway through a city next to a high school, diverse stores, pharmacies, clinics, and housing. East Washington is already very dangerous and heavily travelled. When my daughter went to East High School, we had one student killed by traffic. I want to slow traffic and give a sense of calm along East Washington. That does not appear to be the priority of the City's Engineers.

The more we take out the 10' terraces the less space:

1. Separates pedestrians from traffic
2. Allows the city to plant canopy trees which our climate DESPERATELY needs
3. Helps with the urban island heat effects
4. Helps manage floods and storm water

Our wonderful City of Madison appears to be losing a battle over a vision of values. We are losing a green beauty that distinguishes us from other cities. On the one side of the vision battle, Eastsiders like me are ardently thinking long term about strategies block by block about how to cool our climate and keep our children and others safe. On the other side are those whose professional vision is narrowed to the "here and now", mathematically planning how to move traffic efficiently through the city blocks that we live and plan on. Planners do not seem to value the climate and psychological effects of trees as shade for us all, possibly even slowing traffic as drivers relax a little. We residents see each block as its own destination with a high school, a clinic, a restaurant, an apartment, etc. where shade and safety is far more important than traffic efficiency. What are our city taxes good for if not protecting this city's green umbrella. We are losing the heart of what distinguished us from other cities even as we lose our fight against protecting the planet. The safety and shade of canopy trees is so much more valuable than gaining the terrace space as part of a mathematical formula of what is efficient.

I support keeping 10' terraces on E. Washington.
Be well,
Betty Chewning

From: annewalker@homelandgarden.com
To: [Plan Commission Comments](#); [Rummel, Marsha](#)
Subject: Agenda item # 12 E. Washington.... a Grand Corridor.....to be or not to be?
Date: Sunday, March 10, 2024 2:07:32 PM
Attachments: :-

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Dear Plan Commission,

I do not support the elimination of 10' terraces on E. Washington. Terraces can provide:

- a safe space separating pedestrians from traffic (the bigger the better)
- room to plant canopy trees without the need to use more expensive engineered solutions such as Silva Cells
- space for stormwater to be better managed in an area that floods
- relief from the urban heat island effect

We have lost open space and greenspace on E. Washington over the years.

In the book "The Boulevard Book: History, Evolution, Design of Multiway Boulevards" by Allan Jacobs, Elisabeth MacDonald, and Yodan Role, they write, "By the 1950s, multiway boulevards had long been on a down hill slide as an understood and favored street type. They had fallen prey to a narrowly focused way of designing streets, an approach that viewed unencumbered vehicular movement as the overarching concern. Multiway boulevards....were no longer being built; were likely to be reconfigured or otherwise "improved" out of existence; or were simply neglected. To be sure, they continued to exist in Europe, where they were among the most unforgettable of urban places. But not in America!....

Boulevards also provided building sites for new development....

Boulevards were imported into the United States as a part of the park movement of the late nineteenth century and were a major part of the formal vocabulary of the city beautiful movement of the early twentieth century....However, increasingly in the twentieth century, boulevards of this type have been maligned. They are held by important professionals to create complicated, difficult, and often dangerous intersections.

Beginning in the 1930s and intensifying after World War II, the emerging field of traffic engineering, in order to resolve the conflict between fast movement and access to abutting properties on streets, embraced the notion of "the *functional classification* of streets." In essence, this approach to transportation planning concentrated on auto traffic and strove to achieve a specialization of urban streets according to the movement functions they were primarily intended to serve. It paid much less attention to other appropriate uses of streets.

(They) have also fallen prey to changing standards of road building. Over the years, there has been a tendency to widen land widths, for example, from eight or nine feet to twelve or thirteen feet. Acceptable distances between parallel roadways have also increased, left and right turning lanes have become standard and turning radii at intersections have grown. Parking lanes have become wider, and acceptable tree-spacing standards and norms have become greater, especially the required distances from intersections. In combination, the impact of such guidelines has meant that the essential form of the multiway boulevard has

been eroded."

The *East Washington Avenue Capitol Gateway Corridor Plan*, Feb. 2008, describes the street as "one of the most prominent corridors to the Capitol and the heart of our community and our region." E. Washington is certainly a prominent gateway to our city and our neighborhoods. And it is an area that has seen lots of change over the decades. Lots of greenspace has been nibbled away at for various modes of transportation.

As a city, there has been change. Narrowing a road or a lane of traffic is not so much of an uphill battle. However, if we continue the trend of minimizing terraces on East Washington, and paving over the median for BRT, etc, we are essentially planning for even less greenspace in the heart of our community.

I support keeping 10' terraces on E. Washington.

Respectfully, Anne Walker
District 6
(no attachment)

From: [SANDRA E WARD](#)
To: [Plan Commission Comments](#)
Cc: [Rummel, Marsha](#)
Subject: item 81908
Date: Saturday, March 9, 2024 9:41:09 AM

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Dear Plan Commission,

I am writing to express my distress that the city of Madison has had an ordinance regarding 10-foot terrace widths on East Washington Avenue that has gone ignored or subverted for years. That ordinance (UDD8) could have resulted in 10-foot terraces holding a wide range of canopy tree species in a wide and beautiful boulevard leading to our state Capitol. For reasons that are still unclear to me, that did not happen.

Roughly 15 years ago, the Common Council voted to adopt the UDD8 ordinance. If there is a conflict between UDD8 and Complete Green Streets (CGS), then CGS should be brought in line with a rule that terrace widths in UDD8 should be at least 10 feet, rather than what is being proposed in item 81908 (the deletion of the requirement from UDD8).

One could wonder how in the world we ended up in a situation where the UDD8 10-foot terrace rule resulted in 8-foot (or less) terraces along E Wash as many building projects went through the city approval process. While I would like answers about that matter, my primary reason for writing to you is to encourage a focus on the need for wide beautiful terraces and trees along East Washington Avenue.

I urge you to vote for wide terraces and against the proposed amendment to UDD8.

Thank you for your consideration,

Sandra Ward

333 W Mifflin St, Unit 6010

From: [IBEW Local2304](#)
To: [Plan Commission Comments](#)
Subject: Removal of 10" Terrace on East Washington Ave
Date: Saturday, March 9, 2024 9:37:43 AM

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The removal of the minimum 10' terrace requirement is a not a good idea, and certainly doesn't enhance the "livability" of the City of Madison for many reasons. It should be rejected.

Thanks for this opportunity to comment.

DAVE

David Poklinkoski
205 Ramsey Court