

From: **William O'Neal**

Date: Tue, Oct 21, 2014 at 11:37 AM

Subject: Monroe Street

To: kcornwell@cityofmadison.com

Cc: John Imes

Dear Planning Commission,

Thank you for reviewing and changing course on the proposed development at the corner of Glenway and Monroe Street. When we saw pictures of the scale of the building, it raised several concerns for us.

We have lived in the Dudgeon Monroe neighborhood since 1976 when we bought our "starter" home. We chose to develop our small home to accommodate a growing family because we simply didn't want to leave the kind of neighborhood we found here. We can count 23 out of 32 homes on our street who have done the same thing; remodeled rather than leave. We just had a home sell from the original family who built it in 1936. This points to a commitment to the kind of life lived in community where people can know one another and share resources.

We are not opposed to growth. We know that things change and infrastructure needs to adapt to those changes. As an example, traffic on Monroe Street has significantly increased in the time we have lived here and the neighborhood has adapted with awareness and suggestions for safety. We see the need to develop properties that will meet needs for a growing population; be that housing, services, resources, etc.

When we look at development in other cities; we see interesting architecture that complements and strengthens the character of existing neighborhoods with attention given to traffic patterns, parking, green spaces, green materials, visibility, street appeal, safety features and accessibility. What we appreciate about our neighborhood is that it draws people together rather than isolating them in tall buildings that block views, opinions and shared problem solving.

The Dudgeon Monroe neighborhood is a gem; one of many neighborhoods that Madison can point to and be proud of. The people that will move here will be our neighbors and will contribute to the quality of life we share. We hope any development along the Monroe corridor will contribute to the character and the economics of what make this neighborhood a wonderful place to live.

We're here for the long haul. We hope the Planning Commission takes a similar view.

Thank you.

Bill and Gail O'Neal
Baltzell Street