

Statement of Sarah K. Larson  
Resident of 1013 Chieftain Lookout (Summit Woods Neighborhood)  
In Opposition to Development at 4606 Hammersley Road  
City of Madison Plan Commission Meeting—November 23, 2020  
Agenda Item 18 (File # 62600)

I'm Sarah Larson, and our family has lived on Chieftain Lookout, off of Pontiac Trail, for over 20 years. We would welcome a development on Hammersley that enhances the neighborhood, such as a small 2-story apartment building with a cute coffee shop, deli, or small business, for commercial use.

But we strongly oppose this development as it stands. Let's be real. It's not designed to be "mixed use." It's a high-density development with 53 apartments and a small token commercial space. It's designed to give the developer the most profit possible. Why else would it need to be 3 stories in our little neighborhood?

I have not seen *any* evidence of some standards set forth in the conditional use ordinance, let alone the "substantial evidence" required. For example, as to Standards 1 and 6, safety and traffic, I have not seen substantial evidence that Pontiac Trail will remain safe with the increased traffic. It's an old country road, with no curb, gutter, or sidewalks, and is designed for light vehicle traffic, not as a major thoroughfare. We all bike and walk there, including many children.

But at least 64 cars will be added to our neighborhood, along with potentially 75 or more residents who will also be walking and biking on Pontiac. This commission should not even consider approving this development until the city decides whether it will install sidewalks or traffic calming devices as part of the Pontiac Trail reconstruction.

Further, the traffic study only paid lip service to ingress/egress and traffic congestion. It did not even consider the Yuma/Midvale intersection to be an ingress point. There was also little, if any, attention paid to the inevitable backups that will occur when egressing from Hammersley onto Midvale or Nakoma during rush hour.

The plan also fails to meet Standards 3 and 9: uses, aesthetics, and character of the neighborhood. Although the property is zoned CC-T, it is not truly a commercial corridor. It is mainly residential single family homes and small 4-8 unit dwellings. This apartment complex will be the largest by far, the only property in the area that is more than 2 stories, and the only building that abuts right up to the sidewalk. Does anyone truly believe that the so-called "transitional design elements" will correct these problems? Has anyone from this commission even visited the site?

As to "intensive landscaping" on the west, how long will it take to grow giant trees to shield the building? And where will these trees be planted? There is virtually no green space left to plant on. The step-backs will also accomplish very little for transition. The

building takes up almost the entire lot, and will still tower over everything around it. It will block the sunlight to the adjacent properties. It will block the sight lines turning from Pontiac to Hammersley. The city will need to reconfigure that intersection to ensure the safety of pedestrians and bikes going to the bike path.

The commission should reject this application, because it does not meet standards 1, 3, 6, and 9. All I've seen in the application and in the staff report is speculation and personal preference of the developer, but that does not constitute substantial evidence that the standards have been met. Thank you.