From: Verveer, Michael
To: Stouder, Heather;
Subject: FW: Opposition to Portage Road Apartments
Date: Tuesday, June 16, 2015 2:21:49 AM

From: Simon Widstrand [redacted]
Sent: Monday, June 15, 2015 3:28 PM
To: All Alders
Subject: Opposition to Portage Road Apartments

General Information
Name: Simon Widstrand
Address:[redacted]Branford Lane East
City: Madison
State: WI
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Work Phone:
Email:[redacted]
Should we contact you?: Yes

Message:
Dear Alders:

I should have made it more clear on 6/2/15 that I only speak for myself as a citizen. I do not speak for the Friends of Starkweather Creek or the Sandburg Neighborhood.

I support the additional conditions proposed by the Planning Staff addendum of 6/15. I also support the conditions proposed by Friends of Starkweather Creek where they are stronger.

I still oppose the rezoning as being too tall and too dense for this site, crowding an environmental corridor, and not the transitional density proposed in the Comprehensive Plan. But I expect that it may be approved because the Planning Staff and Plan Commission apparently like this density and site plan.

I am also concerned that he planning process has been inadequate and not sufficiently transparent in several respects:

1-A preliminary plat is required by ordinance unless waived, MGO 16.23 5 g. I do not know if that was done or ever noted in any staff comments. Waiving it might be acceptable if an appropriate planning process for a greenfield site was included in the rezoning or CSM review. Such a process would consider land use plans, and site characteristics such as wetlands, streams, buffers, and existing vegetation. Without such a process, this project jumped from a 2007 land use plan to a review of building facades at UDC.

2-Waiving greenway dedication to allow the wetland to be counted for additional units was apparently a staff decision. I do not know if the Plan Commissioners, Council Members or any citizens knew of this decision or how it affected the density.

3-DNR and CARPC review are touted as environmental reviews, but their regulations have been scaled back to addressing only water quality. They can no longer require/enforce undeveloped wetland buffers, such as called for in the Comprehensive Plan. Any further environmental planning for Madison will have to be done at the City level.

4-The UDC should require a landscape and use plan for all of the useable open space and the entire zoning lot, not just the area where buildings are located.

Thank you for considering my opinions on this matter.

-Si Widstrand

Recipient:
All Alders