

21732

Date: Sept 6, 2011



WISH TO SPEAK FORM

CITY OF MADISON

Registration Statement - Common Council
COMMITTEE

Please Print

(8)

Agenda No. 21732

PLEASE PRINT NAME CLEARLY

Name MIKE SCOTT
Address 629 Si Segoe Rd
MADISON, WI 53711

Please check one:

AND

Please check:

- Support
- Oppose
- Neither Support Nor Oppose

- Wish to Speak

At this meeting are you representing an organization or a person other than yourself: Yes No
(If you answered "no," **STOP**; you need not complete the rest of this form. If you answered "yes," provide the name of who you represent and go on to the next question.)

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Speaking Limits: Public Hearing (Common Council) 5 minutes
Information Hearing..... 3 minutes
Other Items..... 3 minutes

(SEE BACK)

REGISTRATION STATEMENT - PAGE 2

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Date _____

Signature _____

Print Name _____

21732

City of Madison Common Council
210 Martin Luther King Dr. Rm 201
Madison, WI 53703

Dear Common Council,

Let me start out by saying that I am not opposed to this project, only to its size and the fact that its density is so contrary to our neighborhood plan. You should be as well. The Midvale Heights Neighborhood Plan allows for 22 units on a parcel of this size, and yet the project will have 60 units, and 100 bedrooms. This is not much of an improvement from the earlier iteration of 68 units, and contrary to what some may believe and say – including our Alderman -- shaving off 8 apartments and kipping down to 100 bedrooms does not resolve the density issue.

At the Midvale Heights Neighborhood Association Board meeting on May 24, a vote was to be taken on whether to support the project or not. It looked like quite a few of the board members were not too keen on supporting the project. Then, a last minute amendment was added to the resolution stating, in effect, that the Board supported the project but **“with serious reservations regarding the number of units and bedrooms proposed.”** It was explained that by having this amendment, it was the City that had the real power to do something about the density and the Board was putting the City on notice about the density concerns. The Board then passed the resolution.

I was very concerned about this amendment, because I feared it would get lost in the shuffle, dropped by the wayside and forgotten. While the UDC at their meeting on August 3 informed me that they were aware of it, they also stated that density was not their call, that that issue should be in the hands of the Plan Commission.

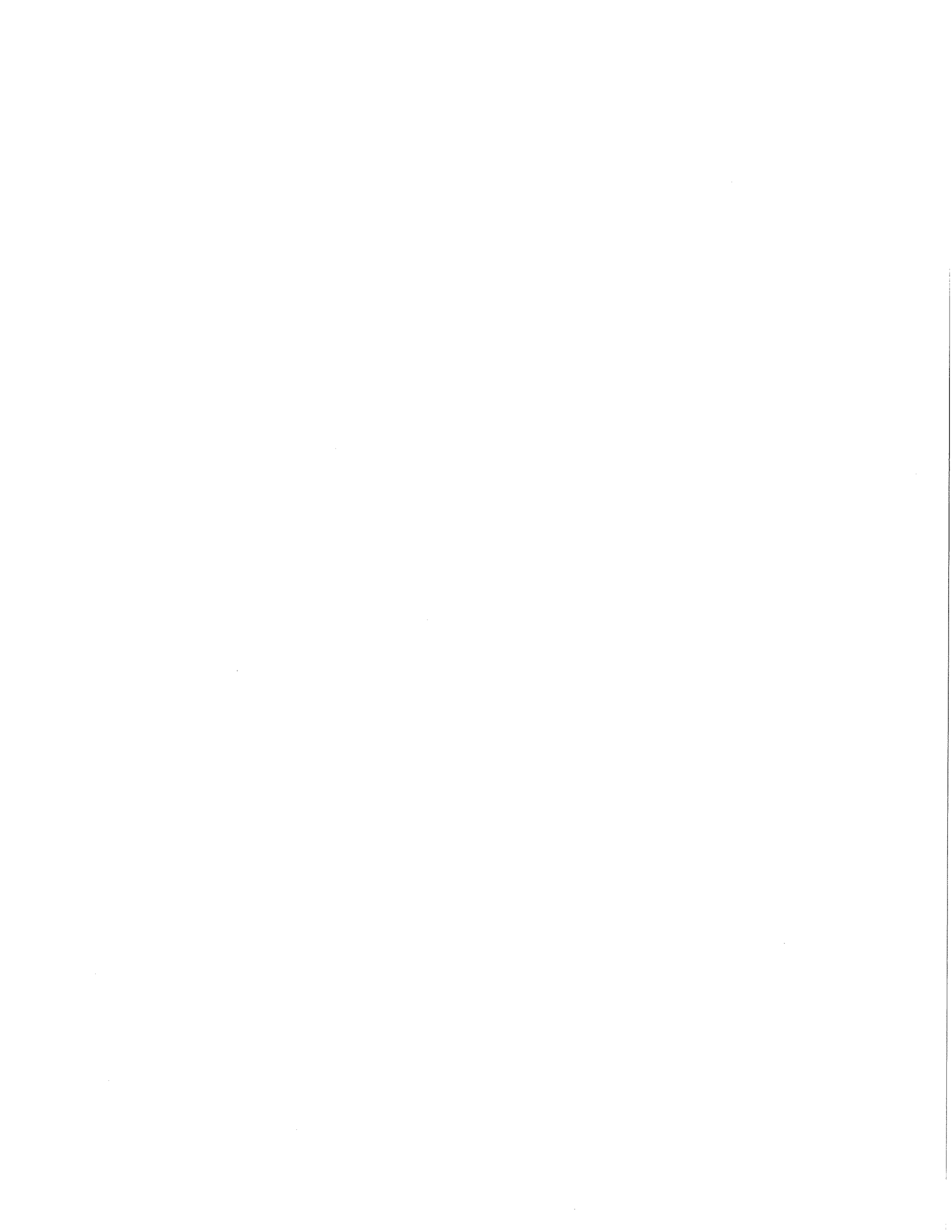
At the Plan Commission meeting on August 29 there *was* good discussion on the density and on the importance of neighborhood plans and how they relate to the comprehensive plan. It was stated that we should take the neighborhood plans very seriously, and even though the Plan Commission voted to approve this project, my hope is that the common council will also take our neighborhood plan very seriously and at least give it the attention and consideration it deserves.

The Developer reduced the height from 4 stories to three and that is a big improvement, but the density remains problematic. I've been doing a lot of thinking about 60 units and 100 bedrooms and how it will affect me and my neighborhood. I think about 100 people (one per bedroom) living on a relatively small spot of land, where currently *zero* people live, as opposed to something more appropriate like the 22 units in the plan or even doubling that to 44 with 70 bedrooms. Having almost three times as many units as allowed in the plan squeezed into that small space will make a difference to the tenor of my neighborhood. We are not downtown; the density is supposed to be commensurate with the rest of the neighborhood. That's why the Neighborhood Plan was developed.

One of the questions asked at the Plan Commission meeting was “can you have the development without the density?” The developers will say no, it's not financially viable. But if that is the true test, then our neighborhood plan, and perhaps all the other neighborhood plans in Madison, has little value. What was the point of doing a neighborhood plan if it can be trumped on the grounds of profit? We are becoming a City of big boxes, and that's sad.

Thanks for giving me the opportunity to voice my concerns. Despite the previous approvals, ***density remains above the neighborhood plan***, and that should, at the very least, be brought to the Common Council's attention. If it is true that the City has the power and ability to do something about density concerns over 677 S. Segoe, then you should not approve this project unless the number of units and bedrooms are reduced to a number that is more commensurate with the size and location of the property, and of the Midvale Heights Neighborhood Plan.

Mike Scott
629 S. Segoe Rd.
Madison, WI 53711





Date: _____

WISH TO SPEAK FORM

CITY OF MADISON

Registration Statement - Common Council
COMMITTEE

Please Print

PLEASE PRINT NAME CLEARLY

Agenda No. 8

Name JOHN BIENIO - TJK DESIGN BUILD
Address 634 WEST MAIN STREET
MADISON WI 53703

Please check one:

AND

Please check:

Support

Wish to Speak

Oppose

Neither Support Nor Oppose

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Date 9-10-11

Signature



Print Name

John Biendo



Date: _____

AVAILABLE TO ANSWER QUESTIONS FORM

CITY OF MADISON

Registration Statement - Common Council
COMMITTEE

Agenda No. <u>8</u>

PLEASE PRINT CLEARLY

Name Joe McCormick

Address _____

Please check one:

AND

Please check:

Support

Oppose

Neither Support Nor Oppose

Available to answer questions

At this meeting are you representing an organization or a person other than yourself: Yes No
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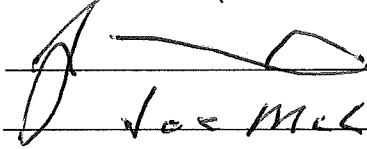
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Date 9/6/11

Signature 
Print Name Joe McLannock