

Ruth Ethington

From: Jim Nahas [jimnahas57@charter.net]
Sent: Friday, March 31, 2006 3:02 PM
To: Mark Olinger; Brad Murphy; wroberts@cityofmadison.com; Ruth Ethington
Cc: Dan McCormick; David Dryer
Subject: Edgewood College

Good Day Ladies and Gentlemen:

I'm unable to attend this weeks meetings and to publicly vocalize my displeasure with the continuing growth expansion plan by Edgewood. Outlined below are a few of my concerns by the lack of a long term strategic plan by our esteemed neighbors.

Should you drive down Monroe Street in either direction any morning between the hours of 7:00 Am and 8:30 AM, on a school day, first and foremost you'll see that we indeed have an out of control growth issue taking place in the VNA. With the expansion of the former Ken Kopps site intending to house 54 new households (which as a neighborhood we supported,) and the proposed new Edgewood College site (which as a neighborhood we do not support,) the growth plan or lack thereof, the increased traffic problem is just one of the few issues taking this side of the city by storm.

Because Edgewood has excess land and would like to grow their business does this mean that we have to accommodate their financial needs by out of control spiraling costs? THIS IS ABOUT THEIR BUSINESS, it is all about business. It's about dollars and sense for Edgewood. Forget the emotional side of this argument.

What contributions will this growth plan actually add to the funds for the city of Madison. How much more revenue will this generate for the city? Will this add any relief to lowering an already high tax base?

What exactly are Edgewood College plans on funding the construction of widening Monroe Street to accommodate the extra traffic flow into the campus area? What added dollars are they planning on contributing to the city to add additional police and fire staff to accommodate the additional residents of this area?

Ladies and gentlemen please see that if this plan is even taken into consideration that you take all of the overgrowth traffic and impact on the neighborhood into consideration. With more "new faces" in this area, we will see an increase in more than traffic and impact. If we continue to lose green space, in this historic neighborhood, what value will there be for future generations. Urban growth must stop here.

Jim Nahas
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Ruth Ethington

From: James Hopson [JHopson@madison.com]
Sent: Saturday, April 01, 2006 1:25 PM
To: Isadore Knox; Ken Golden; Ruth Ethington
Subject: Edgewood dorm

This is addressed to Alders Golden and Knox, and the Plan Commission.

I live on Adams Street, near the Edgewood campus. I have attended one meeting Edgewood had with the neighbors to discuss its plans to build a dormitory near our neighborhood, and also attended a neighborhood meeting to discuss the matter. Although not all of the neighbors I've listened to share all the concerns I've heard expressed, there is complete agreement on one: locating a big parking lot near Edgewood Avenue and providing access to that parking lot at the intersection of Edgewood and Jefferson Avenues causes us all a big problem.

Our neighborhood enjoys quiet streets and lots of young children live in this neighborhood. The traffic the proposed dormitory will draw through our neighborhood puts the children in jeopardy.

The obvious solution is to limit access to the Edgewood campus to the main entrance on Monroe Street, where there is a traffic light, and to route dormitory traffic through the campus. Edgewood officials refuse to consider this option. At the meeting I attended, the Edgewood High School principal said that routing the dorm traffic through campus would endanger his students. What he implied, but did not say, was that Edgewood would prefer to endanger the kids in our neighborhood instead.

Edgewood has plenty of land on which to locate an internal road to serve the dormitory. There are engineering solutions to make sure that Edgewood High students could access the athletic fields in front of the school without exposure to traffic. Edgewood has rejected this approach and has been unresponsive to the interests of the neighbors.

I urge you to require Edgewood to modify its plans, close off access to its dormitory parking lot from Edgewood Avenue, and route traffic to the dormitory to a roadway internal to the Edgewood campus.

Thank you for your consideration

Jim Hopson
2111 Adams Street
255-0096

Ruth Ethington

From: Gehrigs [m.gehrig@att.net]
Sent: Sunday, April 02, 2006 9:33 PM
To: Ruth Ethington
Cc: mscholz@gklaw.com; Ken Golden; Isadore Knox
Subject: please forward to plan commission re: Edgewood

As a board member of the Madison Trust for Historic Preservation, I would like to register my concern that the boundaries of the Wingra Park National Register historic district will be compromised by Edgewood College's proposed new 4-story dormitory and parking lot.

Of particular concern is the effect on the property at 1110 Edgewood Avenue, the only property on the Edgewood College side of the street. This lovely 1929 home, an outstanding example of Tudor Revival by noted architectural firm Law, Law, and Potter, will have to contend with college students and their vehicles practically in its backyard.

Since the 1890s when the first neighborhood houses were built, and the Sinsinawa Dominican Sisters ran their academy on the Edgewood site, the neighborhood and the College, as well as Edgewood Elementary and High Schools, have tried to coexist peacefully. Now Edgewood's expansion threatens the very neighborhood that makes these campuses so appealing.

Thank you for your consideration.

Erica Fox Gehrig
Madison Trust for Historic Preservation

4/3/2006

Ruth Ethington

Subject: FW: Letter to Plan Commission

We are writing to you to oppose the proposal of Edgewood College to build a four-story dormitory just down the street from the house on Adams Street where we live with our three children. We would appreciate it if you would forward a copy of this message to the Madison Plan Commission so that they know of our opposition to Edgewood's proposal.

We moved into our house a little more than one year ago. We specifically selected our neighborhood and our street because of the large number of young families with school-age children and because the block provides a quiet, safe environment for our children. There are literally dozens of children ranging from infants to high-school age in the neighborhood bordering Edgewood to the east, and the kids run from yard to yard and to and from Vilas Park. Many of the children also walk to Randall School in the morning or to bus stops in the neighborhood to wait for buses to pick them up and take them to Franklin School. Unfortunately, the dormitory plan that Edgewood has proposed threatens to radically alter this safe, quiet residential environment.

Although we have some very serious concerns about the additional noise and potential late-night foot traffic that this new dorm threatens to create, we are most concerned with the increased vehicular traffic that this proposed dorm most certainly will generate. We have seen the proposal to funnel the increased vehicular traffic directly off the Edgewood campus and into the heart of our neighborhood at the intersection of Edgewood Avenue and Jefferson Street. Currently, Edgewood is a hazardous street. As I am sure you are aware, it is used heavily as a cut-through from Monroe Street to Vilas and Wingra at all times of day. It has a very steep downhill grade and, since it is uncontrolled from Monroe to the Vilas Park entrance, it promotes driving at unsafe speeds. There is no sidewalk on either side of the street, yet people are constantly jogging or walking on the street. The present situation is unsafe enough; funneling even more traffic onto this already unsafe road is simply unacceptable.

In addition, Edgewood's planned dormitory will cause increased traffic throughout the neighborhood, and not just on Edgewood Avenue. We walk our six-year old kindergartner to and from the bus stop at Jefferson and Lincoln streets every morning. A number of children from the neighborhood are picked up and dropped off there every day. Not a day goes by that we do not observe cars with students heading to and from Edgewood. As a whole, they appear to be good, responsible drivers. We have, however, witnessed incidents of unsafe speeding, and we fear that increased vehicular traffic leaving Edgewood onto Jefferson will only make such incidents more frequent and put our children at risk.

We are both strong supporters of education and educational institutions. Edgewood College has, in our relatively short experience, been a very good neighbor, and Edgewood students have been respectful of the neighborhood. We very much would like to see Edgewood continue to prosper. The proposed dormitory and the increased vehicular traffic in our residential neighborhood that would be created, however, would place an unfair burden on our community.

A far more sensible approach would be for traffic from any new dormitory to be routed internally on Edgewood's campus and to exit the campus on Monroe Street, which is a commercial thoroughfare designed to handle such traffic. It would appear to us, as residents of the Vilas neighborhood, Madison taxpayers, and neighbors of Edgewood College, that an internal drive for the proposed Edgewood dorm would be a rational compromise between the Edgewood proposal and the neighbors who oppose building the dorm all together.

Amy and Douglas Poland
2113 Adams Street

Ruth Ethington

From: JFord@mge.com
Sent: Monday, April 03, 2006 9:09 AM
To: Ruth Ethington
Subject: Comment on Edgewood Plan



2006 03 07 final
Edgewood Dorm...

Dear Ms. Ethington,

I am writing this e-mail in support of the Vilas Neighborhood Association recommendation to DENY the application of Edgewood to build the residence hall and open the street to Adams and greatly expand the traffic on Jefferson St. More explicit and expanded reasons are detailed in the attached memo.

As you will note, the neighborhood has not been obstructionist regarding Edgewood plans. For an example of constructive criticism, I would ask that the planning commission look to recent history for guidance and compare the original plan that Edgewood proposed for construction of the new track, football field, buildings, traffic etc. with the plan that resulted. You would have to agree that the final plan that the neighborhood and Edgewood agreed to was a vast improvement over the original. A key part of this plan involved routing Edgewood traffic internally so that it could be controlled at the Monroe St. stoplight.

The simple solution is for internal Edgewood boards for the grade school, high school, and college to communicate effectively with each other and agree on the safe internal routing of traffic. If their argument is that routing the traffic internally is unsafe on the campus, how safe is it in the neighborhood streets, where speed limits are higher and where students are much less likely to be held to account for unsafe driving?

Sincerely,

Jeff Ford
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Madison, WI 53711
251-1039

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(See attached file: 2006 03 07 final Edgewood Dorm MEMORANDUM 3-7.doc)

Ruth Ethington

From: Scheckel, Pat [pat.scheckel@berbee.com]

Sent: Monday, April 03, 2006 2:13 PM

To: Mark Olinger; Brad Murphy; wroberts@cityofmadison.com; Ruth Ethington; Dan McCormick; David Dyer

Subject: Edgewood College Dorm Issue

I live at 1915 Jefferson Street in Vilas. My wife and I have two small children. I'm very concerned about the Edgewood College new dorm proposal and the amount of new traffic it would send down my street. Currently, people driving to Edgewood from the east use Jefferson Street as a cut-through from Regent Street all the way to the existing parking lot. The idea that this parking lot would double, sending even more traffic down Jefferson, is unacceptable to me and most others in my neighborhood.

I think the Vilas Neighborhood Association has offered a reasonable compromise. Edgewood can have the dorm IF they handle the traffic issue by handling this traffic internal to their campus. I have walked the lawn in front of the high school between the existing parking lot and the existing main entrance road. It's about 200 feet they would need to pave over to connect the two. They probably wouldn't even need to take any trees down. To me, and to nearly everyone else, this is the logical, fair and simple thing to do. I ask you to direct Edgewood to handle this traffic internally, or to reject the new dorm plan altogether.

Thank you for your support.

Pat Scheckel
Vice President - Cisco Practice

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