

## Stouder, Heather

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**From:** Fries, Greg  
**Sent:** Monday, November 02, 2009 12:13 PM  
**To:** Stouder, Heather  
**Cc:** Benedict, Jeff; 'Dave Glusick'  
**Subject:** 1252 Williamson Street

Heather,

Dave Glusick contacted me today requesting some clarification of comment (37 I think) on the document we sent them regarding the proposal that is going to the Plan Commission tonight. Since my original comment they have submitted a stormwater management plan that addresses the issue. There remain to be worked out very minor details (type of sidewalk flume to be installed in Baldwin and an actual erosion control permit) but these are minor. The basic premise of the stormwater management plan has met the City/State/Co standards for stormwater management by my determination.

Hopefully this will help with the meeting tonight.

Contact me with questions.

Greg

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To: City of Madison Plan Commission  
From: Renee Lauber, owner of property at 1243 E. Wilson Street  
Date: November 2, 2009  
Re: Proposed Development Williamson Street/South Baldwin Street

I own the property at 1243 E. Wilson Street that abuts the proposed development on the corner of Williamson and South Baldwin Streets. I have come down with the flu and am unable to attend the meeting tonight, thus I am submitting written comments. Please note these comments are similar to ones I have expressed at the neighborhood meeting, to Marcia Rummel and to Mr. Lewis.

- 1) My home is downhill from this project and I am very concerned about stormwater runoff. I support a green roof and any other measures that can be done to minimize runoff. In particular I would like to request a Rain Garden Maintenance Agreement be added to the list of conditions for approval of this project. These agreements allow the municipality to cleanout or repair a rain garden in the event the owner does not and charge the owner for the associated work.
- 2) I am also concerned about light pollution from cars entering the parking lot and from outdoor lighting. I would like to request that a solid fence be erected along the entire portion of my property line that abuts this project. (Note there is currently a wood fence on my property – but it is not in the best condition and I think it appropriate to require the developer to construct and maintain a fence on his property.) I understand that landscaped screening has been proposed instead of a fence. Plants will not be able to screen the property year round as well as a fence.

## Parks, Timothy

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**From:** Rummel, Marsha  
**Sent:** Sunday, November 01, 2009 10:27 PM  
**To:** Renee Lauber  
**Cc:** Murphy, Brad; Stouder, Heather; Parks, Timothy  
**Subject:** RE: 1252 Willy project at Landmarks and Plan on Monday 11/2

Hi Renee-

I may have a work conflict tomorrow so I'm forwarding your comments to staff who can inform the Plan Commission of your concerns. My reading of the staff report suggests more work needs to be done on stormwater management.

Thanks for contacting me.

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**From:** Renee Lauber [reneelauber@yahoo.com]  
**Sent:** Sunday, November 01, 2009 8:13 PM  
**To:** Rummel, Marsha  
**Subject:** Re: 1252 Willy project at Landmarks and Plan on Monday 11/2

Hi Marsha,

Thank you for the email. I own 1243 E. Wilson Street and still have the same concerns I expressed at the neighborhood meeting.

- 1) My house is down hill from this project. Right now there is little impervious surface on this property. I am very concerned as to where the water will drain and where the parking lot snow will be piled.
- 2) The parking lot abuts my property and in some drawings goes right up to the property line. I would like to see a 10 foot set back - so the impervious surface does not go right up to my property line.
- 3) I am concerned that headlights from cars entering the parking lot will shine on my property.
- 4) I currently own the fence that divides the properties. I feel strongly that the developer should be required to put up a similar solid fence. (I should not have to maintain the fence to avoid looking at the parking lot).
- 5) I would also like to know more about outside lighting and have restrictions so there is minimal lighting and nothing glaring my way.
- 6) I am also concerned about maintaining the existing trees on the property.

Overall I am in support of this project but as you know the details make a difference. I will try to make the meeting tomorrow night but might not be able to as my child appears to have the flu.....I hope you will be able to represent my concerns if I am not there.

Please call me at 251-0227 if you would like to discuss these items further.

Renee Lauber

--- On Sun, 11/1/09, Rummel, Marsha <[district6@cityofmadison.com](mailto:district6@cityofmadison.com)> wrote:

**From:** Rummel, Marsha <[district6@cityofmadison.com](mailto:district6@cityofmadison.com)>  
**Subject:** 1252 Willy project at Landmarks and Plan on Monday 11/2  
**To:** "[MarqNA@yahoogroups.com](mailto:MarqNA@yahoogroups.com)" <[MarqNA@yahoogroups.com](mailto:MarqNA@yahoogroups.com)>  
**Cc:** "[reneelauber@yahoo.com](mailto:reneelauber@yahoo.com)" <[reneelauber@yahoo.com](mailto:reneelauber@yahoo.com)>, "[w.estis@willystreet.coop](mailto:w.estis@willystreet.coop)" <[w.estis@willystreet.coop](mailto:w.estis@willystreet.coop)>, "[donwe@aol.com](mailto:donwe@aol.com)" <[donwe@aol.com](mailto:donwe@aol.com)>, "[mail@naturesbakery.coop](mailto:mail@naturesbakery.coop)" <[mail@naturesbakery.coop](mailto:mail@naturesbakery.coop)>, "[leslieschroeder@yahoo.com](mailto:leslieschroeder@yahoo.com)" <[leslieschroeder@yahoo.com](mailto:leslieschroeder@yahoo.com)>,

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Date: Sunday, November 1, 2009, 1:02 PM

The proposal for Willy and Baldwin will be at Landmarks and Plan Commission on Monday.

The applicant proposes the demolition of two principal buildings at 310 S. Baldwin and 1252 Williamson Street and a rezoning of four lots from C2 (General Commercial) and R4 (General Residence) to PUD-SIP (Planned Unit Development- Specific Implementation Plan) in order to build a three-story mixed-use building with 2,400 square feet of first floor commercial space, 31 apartments, and underground parking. The applicant hopes to begin work in fall 2009 after all approvals are obtained, and complete the building for August 2010 occupancy. This project provides 24 underground parking stalls and 8 surface stalls.

<http://legistar.cityofmadison.com/detailreport/matter.aspx?key=17720> Landmarks LL-110 MMB 4:45

<http://legistar.cityofmadison.com/detailreport/matter.aspx?key=17838> Plan Commission Rm 201 CCB 5:30, item #11. See staff comments on bedroom mix, stormwater issues, green roof, permitted commercial uses, design issues.