

## Erin Hunt

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**From:** Fred Mohs  
**Sent:** Tuesday, September 21, 2010 4:07 PM  
**To:** 'district6@cityofmadison.com'  
**Cc:** 'Mike Verveer (mverveer@yahoo.com)'; Adam Plotkin; Dave Mollenhoff; John Jacobs; John Martens; John Sheehan; Ledell Zellers ; Pat Sheldon; Pete Ostlind; Susanne Voeltz  
**Subject:** Edgewater  
**Attachments:** 20100921155708207.pdf



2010092115570820  
7.pdf (587 KB)...

Dear Marsha:

I have just reviewed the latest Edgewater plans and have the following comments. Our first concern is with the exterior lighting. We were told from the beginning that because this is a residential neighborhood there would be no exterior illumination of the building. I see on pages E4 and E5 (and some other pages) that lighting that will shine up at the building, illuminating it, is included in the plan. This could be a mistake by the architects. At any rate, I am hoping that UDC can have this aspect of the building removed. It is certainly not necessary for building purposes and to have a huge glowing tower at the end of the street would make the building even more objectionable as a part of a historic district.

The neighborhood's and the historic district's objective from the beginning was to make this building as residential in appearance as possible. None of the other downtown hotels are illuminated.

I am a little worried about the signage shown on A2.08 which shows a part of the upper Edgewater sign as being red. Everyone is going to know where the Edgewater is. It would be inappropriate for a building that is intended to look residential to have an illuminated sign.

Attached is a PDF of page A3.08 which shows the dining terrace obscuring the view of the lake and distant shore. The point of moving the building back 15 feet was to open up as much of the lake view as possible. Viewing the distant shore is all important. As you can see, this prefunction area and the deck above it stick it out into the right of way, which according to the 1965 ordinance, was to have a minimum of a 10 foot setback from the street right of way or whatever was required by code, which of course, been much more. The prefunction space would not need to be two stories in order to function. One story could be removed here with the only loss being this rendition of the outdoor terrace.

Additionally, as you can see, trees have been planted on the "public terrace" which could end up obscuring the view. I understand they are somewhat limited by the size of the planters that they would be in, but it would be inappropriate to permit large trees that would block the view of the lake and the distant shore.

In the use agreement, or in some other agreement, there should be some limitation on the height of the trees so that the lake view is preserved. This should not be left up to chance. Look how much better this all looks with the trees and the upper level of the prefunction area removed.

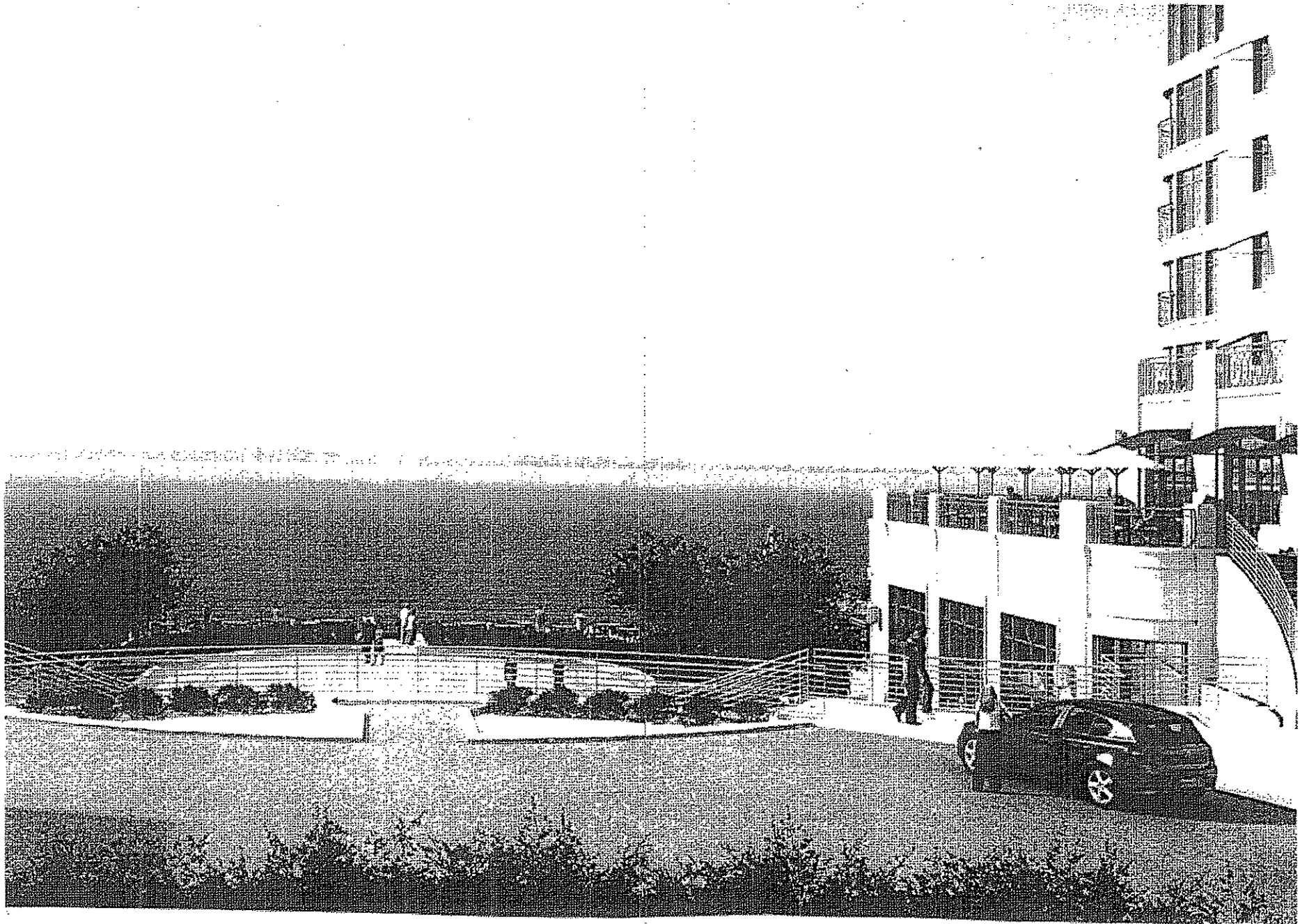
I intend to bring both topics before the UDC. I am sending this onto you so that you will have a

chance to think about it beforehand. Every time I think about your fellow alders showing up and promising to move the building back 15 feet beyond the property line and then leaving as much of it as they did out in the right of way where it blocks the view, I get more and more disgusted. These people did not live up to their representation to you, or for that matter, anyone else.

Thank you for your efforts.

Sincerely,  
Frederic E. Mohs  
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 26th Dairy St  
 Madison, WI  
  
 Landscape:  
 Ken Sakil  
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 Madison, WI  
  
 Lighting Design:  
 KJW Eng  
 202 West  
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 DATE  
 DRAWING NO.  
 SCALE  
 SHEET NO. OF  
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