

September 12, 2014

Subject: **Development Proposal for the Pahl Tire Site**

From: Bill Gates, 125 N Hamilton St., #1203, Madison WI 53703

To Whom It May Concern:

Since the 8/14 meeting “presentation” was changed to informational and now the 9/17 UDC meeting is to be for formal plan approval I would like again (herein) to have my comments included in the record.

I offer the following observations as my personal view of the “development proposal for the Pahl Tire site”. I have participated as a member of the “Lamp House Block Ad Hoc Plan Committee” and the steering committee for the above proposal. I have previously served on the steering committee for the adjacent development on Webster known as the “Rouse project.” I do think my views are relatively consistent with “neighbors” and “committee” members but there has been no time to collectively discuss and coalesce our findings.

In all cases the various developers have cooperated in making some changes to their plans to accommodate input from the neighbors and I believe city planning and other agencies.

- **Shadow and scale**

This issue has been discussed continuously during the process. The data and information provided has continuously been minimized and inadequate to really comprehend the impact in the neighborhood and the Lamp House Frank Lloyd Wright site. These are the most important criteria for creating “zoning variances.”

- **Traffic and delivery**

This issue has been discussed continuously during the process. Changes have been made for better accommodation of the existing bike lane, adequate drop off spaces, etc. The solution that continues to be presented is that valet parking will compensate for the lack of onsite parking at the proposed hotel. Webster Street and intersecting Mifflin Street are a major traffic route, including buses and special events. These streets are quite often fully loaded during special events and rush hours. During special events the Capitol Square – North Parking facility is also at capacity

Delivery is to be provided on Webster, in essentially, the middle of the block. Vehicles will either be backing in or out of the building or taking up the drop off spaces – schedules and traffic flow will need to be specially managed. Winter road conditions further create unique hazards.

- **Cityscape and lighting relative to the State Capitol**

Although impact on the Lamp House is required to be thoroughly addressed it should not be the only concern. This building will impact the “view” approach to the State Capitol for tens of thousands of people. The building exterior and internal lighting has not been publicly addressed and may actually detract from the appearance of the Capitol.

The proposed size, scale, siting, configuration, etc., of this development will significantly affect not only the neighborhood but many city residents who use the area for transit and special events. Granting “zoning variances” or special bonus floors for the hotel is inappropriate.