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**Sent:** Friday, January 03, 2014 10:08 AM

**To:** Anita Peters; Bob & Vi Jeglum; Francisco Scarano; Herb Frank; Jim Skrentney; Lorraine Meisner; Maria Antoinette; Mary Waitrovich; Mutlu Ozdogan; Olga Scarano; Richard Engel; Richard Tatman; Robert Whitlock; Steve Lesgold; Timur Yarnall; Tom Whitemarsh; Verveer, Mike; Lance McGrath; Parks, Timothy

**Subject:** 149 E Wilson St Steering Committee Statement

## **First Settlement Neighborhood Advisory Statement**

### **Development of 149 E Wilson St.**

**Updated December, 2013**

**Introduction .** In the fall of 2013 the First Settlement neighborhood held meetings for its residents to discuss proposed development of a substantial portion of 149 E Wilson St. An advisory statement was developed at that time that was a summary of significant neighborhood concerns. It should be noted that a majority of the steering committee members have raised objection to this development proposal and have been encouraged to express their opinions individually to the planning staff, and Alder Verveer.

This document updates those concerns for future development proposals. The predominant sentiment of the neighborhood is that these concerns need to be addressed by any developer, the neighborhood, relevant city commissions and the common council, as any project proceeds.

#### **Summary of Major Concerns**

- Light & air, building setbacks building design, recommend tapering the corners of the building, alternate design ideas to preserve some view corridors and provide for higher quality units with views in 149
- 57 of the proposed 137 units or 45% or all units will have very limited views. There are 39 units that are 28' from Marina with no other view, 3 units per floor on West side of building floors 2-14, 18 units are 10' from Union Transfer with no other view on the East side of the building on floors 3-8
- Disagreement about easement restriction in the fire lane area regarding developer's right to remove Marina's emergency access stairway.
- Distance of the setback from the East face of the Marina Condos
- Number of units and density of the project
- Width of the drive aisle to below grade parking levels
- Semi Loading for move in and move outs, and truck parking for commercial and residential deliveries
- Fire Safety Concerns during construction due to loss of fire lane
- Staggering height of floors of 149 E Wilson and Marina Condos to avoid direct line of sight from ex: 2nd floor of Marina to 149 E Wilson
- Privacy issues with the limited setback, windows are approx 28' from building to building, consider privacy film on exterior windows for Marina and 149 E Wilson
- Effect on property values of the neighboring buildings, view loss, daylight, privacy loss, traffic
- Pet Concerns, where do dog owners go for dog business?
- Incorporation of the city's plan for a ped/bike bridge over John Nolen

- Consideration of conversion of E. Wilson St to 2-Way St, how does traffic enter/exit if traffic flow changes
- Rush hour traffic congestion and concerns with having 4 parking ramp entrance/exits so close to each other and in an intersection, consider traffic study
- Driveway lighting and light pollution to lower units at the Marina
- Commercial Space hours of operation
- Shadow Study
- Construction Staging and maintaining access to adjacent properties and sidewalk during construction
- Effect of construction on neighboring properties, consider providing funds for engineering study and photograph existing conditions prior to construction commencement

**Process.** The First Settlement Neighborhood has learned a great deal from developer interest in 149 E Wilson St. We are committed to improving the process for neighbors and developers. We will:

+ Clearly articulate our needs and concerns as they evolve.

+ Strive to thoroughly engaging all interested parties and perspectives.

+ Advocate more strongly for our interests and hold the development team accountable.

**Conclusion:** The First Settlement neighborhood is at the intersection of two of Madison 's five local historic districts and a National Register Historic District. While we welcome development at 149 E Wilson, we will continue to be discriminating as we seek a high standard for developments within our neighborhood.