

City of Madison Urban Design Commission  
215 Martin Luther King Dr.  
Madison, WI 53703

Dear UDC,

Thank you for the opportunity to voice my concerns and set the record straight on a few issues.

First, the letter of support from Alder Phair. His claim of neighborhood support for the project is incorrect. There are still neighbors who are concerned over 60 units and 100 bedrooms and do not support this project. He does **not** speak for the neighborhood; the current proposal does not meet the Neighborhood Plan, and the developers have not resolved the density issue. Yet when one of my neighbors asked Phair to clarify these inaccuracies with the UDC, his response was that because of redistricting, he was no longer going to be our Alder so we should go to our new alder to deal with any concerns we may have! If he's not going to be our Alder, then he should not have even sent that letter!

Second, at the Midvale Heights Neighborhood Association Board meeting on May 24, a vote was taken on whether to support the project or not. A last minute amendment was added to the resolution stating, in effect, that the Board supported the project but **"with serious reservations regarding the number of units and bedrooms proposed"** since the Neighborhood plan allows for only 22 units on a parcel of this size. It was explained that by having this amendment, it was the City that had the real power to do something about the density and the Board was putting the City on notice about the density concerns.

I was very concerned about this amendment, because I feared it would get lost in the shuffle, dropped by the wayside and forgotten. Certainly our Alder did not mention it to the UDC (quite the opposite), and I can safely assume that the developers did not mention it, either. The amendment is in the Board's minutes, in the UDC's file for 677 South Segoe; hopefully the UDC will see it and take notice.

I admit, cutting down to three floors is a big improvement, but the density issue remains. And I've been doing a lot of thinking about 60 units and 100 bedrooms and how it will affect me and my neighborhood. I think about 100 people (one per bedroom) living on a relatively small spot of land, where currently *zero* people live, as opposed to something more appropriate like the 22 units in the plan or even meeting midway at 40. Having 60 units and 100 bedrooms squeezed into that small space will make a difference; that's why the Neighborhood Plan was developed and why at the very least the "serious reservations" amendment was added to the resolution.

Finally, there's the concern over traffic, which goes right to the heart of the density issue. Granted, there probably won't be a bottleneck of cars waiting to exit 677 during rush hour and other peak times, but with the entrance so close to the intersection of Odana and Segoe, the cars of 100 people living at 677 have the potential to dramatically add to an already dicey situation at that intersection. Too much density, too close, equals too many cars, equals a lot of problems down the road.

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Thanks for giving me the opportunity to voice my concerns. While the Neighborhood association approved the project, they did so with the caveat that *density remained a concern*, and that should, at the very least, be brought to the UDC's attention. If it is true that the City has the power and ability to do something about density concerns over 677, then the UDC should not approve this project unless the number of units and bedrooms are reduced to a number that is more commensurate with the size and location of the property.

A handwritten signature in cursive script that reads "Mike Scott".

Mike Scott  
629 S. Segoe Rd.  
Madison, WI 53711