

From: [William Lynch](#)
To: [Urban Design Comments](#)
Subject: Agenda Item 77926 3100 E. Washington Ave
Date: Wednesday, November 29, 2023 3:02:42 PM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

My name is William Lynch. My wife Brenda and I have owned and resided at and paid annual property tax and municipal services fees for the property at 3176/3180 Ridgeway Ave. since 1976. Our property is immediately behind the proposed development that is the subject of this agenda item scheduled for review at your Nov. 29 meeting. We are adamantly opposed to the approval of this project for a number of reasons. At a neighborhood meeting on November 9, the first neighborhood meeting scheduled for concerned neighbors to provide their input (AFTER both the Planning Commission and the Common Council meetings that approved the development) virtually all the near neighbors in attendance voiced strong opposition to the development.

Several issues were raised:

- Too many units in the allotted space would bring in too many people and too much traffic for the neighborhood. Considerations included the no left turn requirement from outbound E. Washington Avenue onto Melvin Court, the access point for the property. This would necessitate all the vehicles proceeding farther out to the Carpenter Street intersection and making U turns to get back to Melvin Court from the inbound direction. In an even worse scenario, instead of a U-turn the vehicles would circle the block via Carpenter Street and Ridgeway Avenue to Melvin Ct. Both Carpenter St and the 3200 block of Ridgeway are unimproved streets, with no curb and gutter and sidewalks, and are extremely roughly surfaced with virtually side to side and end to end parking. Another consideration with too many people is the lack of outdoor gathering/recreational space, with one small patio area that would be virtually unusable during our winters. Another consideration is that the huge volume increase in traffic will adversely impact the ability of traffic moving out of the neighborhood, especially during peak traffic times. Traffic is already backed up past the Melvin Court/East Washington Ave intersection by the traffic signals at the intersection with Aberg Ave/Hwy 30 and E. Washington Ave. during peak traffic times.

- The height of the proposed development, five stories, in order to accommodate 192 units will totally block any sunlight from reaching the housing units along the majority of the 3100 block of Ridgeway Ave. This not only includes my property, but also the 84-unit Ridgeview Heights property south of my property and the six-unit property at 3179 Ridgeway Ave, across the street from me. Lack of sunlight is a leading cause of depression, impacts landscaping efforts, and is an all-around negative impact on everyone concerned. It will lower property values of the properties nearest the development.

- Parking issues. The proposal for 192 housing units, both one- and two-bedroom units will only have 142 parking spaces available to occupants. Fifty spaces less than the number of units. The developer feels that with adequate bicycle spaces, many occupants will not have vehicles. In 1984 the Ridgeview Heights development was built with 84 units (now 82) and 1 1/2 parking stalls per unit. Experience ever since

shows that even this is an inadequate number, as the vehicles from this development overflow the parking area, fill the 3100 block of Ridgeway Ave, frequently blocking the fire hydrants and private driveways, ignoring the alternate side parking rules in the winter. This results in unplowed or poorly plowed streets in the winter, street sweeping neglected allowing trash and debris to freely flow into the storm sewers and from there to our city lakes, disruption to mail delivery services when the carriers can no longer drive to the mailboxes, delays in emergency response by the fire department, and inconvenience to private homeowners trying to exit/enter their own driveways. The fact is, that even bicycle riders will tend to have a vehicle for use in winter and for grocery and other shopping needs. There is no place in the neighborhood for additional overflow parking from the underprovided parking area of this proposed 192-unit apartment complex. When the parking issue was raised during the Planning Commission meeting the developers commented that occupancy by families in this affordable housing development would be discouraged - and NO ONE on the Planning Commission even challenged this assertion!

- Noise. The F-35's are present at Truax and yes, they do fly over the neighborhood. A neighbor with a dosimeter has measured noise levels during takeoffs and landings and often times those levels have reached or exceeded 120 dBs. And yet, the city is approving yet more affordable housing development in the affected area despite protests about the unfairness of visiting this on persons of low income.

These are just some of the issues raised. This project strikes me as being ridiculous and flies in the face of all the residents currently in the area. it is hard to believe that a truly representative city council and planning commission can look at these issues in a reasonable manner and still approve such a development in this area. An example of the lack of insight from the Planning Commission in considering this proposal was their codicil that the developer must install a sidewalk along the East side of the 3100 block of Ridgeway Ave. Even a cursory look at a topo drawing of the block would show that this was extremely impractical due to the elevation changes and proximity of housing along that side of the block. If it had been possible to install a sidewalk it would have been done two years ago when the roadways and utilities of the 3100 block of Ridgeway Ave and all of Melvin Ct were rebuilt two years ago. Installing the sidewalk would also wipe out a whole row of White Cedar (*Arborvitae*) trees along the block that provide habitat for avian and other wildlife and a visual relief from a busy traffic intersection.

Please consider the neighborhood when reviewing this proposal. surely there are better commercial uses to which this property may be put.

Sincerely,
William J. Lynch
3176 Ridgeway Ave
Madison, WI

From: [TERRY CHAUDOIR](#)
To: [Urban Design Comments](#); alders@cityofmadison.com; [Latimer Burris, Amani](#); [Mayor](#); [CRNA](#); [William Lynch](#)
Subject: Re: [CRNA] Agenda Item #3 77926 Wed, Nov 29, 3100 E. Washington Ave Development
Date: Tuesday, November 28, 2023 5:18:14 PM

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Thank you Bill for creating a concise and accurate account of the ramifications if this housing project is allowed to proceed. As a board member of 20+ years with CRNA I can vouch for the increased traffic in our neighborhood. The thought of another 200 vehicles finding a place to park for less than \$80 a month the complex plans to charge is mind-boggling. Even if they plan to use BRT they STILL will have a vehicle to park somewhere. Terry Chaudoir, 1301 Carpenter St

On Tuesday, November 28, 2023 at 01:40:55 PM CST, William Lynch <bbl2212@sbcglobal.net> wrote:

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property at 3179 Ridgeway Ave, across the street from me. Lack of sunlight is a leading cause of depression, impacts landscaping efforts, and is an all-around negative impact on everyone concerned. It will lower property values of the properties nearest the development.

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- Noise. The F-35's are present at Truax and yes, they do fly over the neighborhood. A neighbor with a dosimeter has measured noise levels during takeoffs and landings and often times those levels have reached or exceeded 120 dBs. And yet, the city is approving yet more affordable housing development in the affected area despite protests about the unfairness of visiting this on persons of low income.

These are just some of the issues raised. This project strikes me as being ridiculous and flies in the face of all the residents currently in the area. It is hard to believe that a truly representative city council and planning commission can look at these issues in a reasonable manner and still approve such a development in this area. An example of the lack of insight from the Planning Commission in considering this proposal was their codicil that the developer must install a sidewalk along the East side of the 3100 block of Ridgeway Ave. Even a cursory look at a topo drawing of the block would show that this was extremely impractical due to the elevation changes and proximity of housing along that side of the block. If it had been possible to install a sidewalk it would have been done two years ago when the roadways and utilities of the 3100 block of Ridgeway Ave and all of Melvin Ct were rebuilt two years ago. Installing the sidewalk would also wipe out a whole row of White Cedar (*Arborvitae*) trees along the block that provide habitat for avian and other wildlife and a visual relief from a busy traffic intersection.

Please consider the neighborhood when reviewing this proposal. Surely there are better commercial uses to which this property may be put.

Sincerely,
William J. Lynch
3176 Ridgeway Ave
Madison, WI

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You received this message because you are subscribed to the Google Groups "CRNA" group.
To unsubscribe from this group and stop receiving emails from it, send an email to carpenter-ridgeway+unsubscribe@googlegroups.com.

To view this discussion on the web visit <https://groups.google.com/d/msgid/carpenter-ridgeway/2062755375.9231243.1701200445280%40mail.yahoo.com>.

From: [William Lynch](#)
To: [Urban Design Comments](#); alders@cityofmadison.com; [Latimer Burris, Amani](#); [Mayor](#); [CRNA](#)
Subject: Agenda Item #3 77926 Wed, Nov 29, 3100 E. Washington Ave Development
Date: Tuesday, November 28, 2023 1:40:53 PM

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Sincerely,
William J. Lynch
3176 Ridgeway Ave
Madison, WI

From: [William Lynch](#)
To: [Urban Design Comments](#)
Subject: Agenda Item #3, 77926, Development at 3100 East Washington Avenue
Date: Tuesday, November 28, 2023 11:20:14 AM

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You have lost touch with reality and are making decisions that defy common sense and basic logic. Please stop playing politics and start serving the residents best interests. You are unconcerned with the devastating consequences of your actions. Packing 192 apartments into this small area is showing no concern for the livability and comfort of the residents. Providing 140 parking spaces for 192 apartments is just plain foolish. There is no room for more street parking in our neighborhood. There are already so many cars parked on our street that the snowplows and street cleaners cannot do their job. A job that we city residents pay taxes for. The increased traffic into this confined neighborhood will be a nightmare.

I first learned of this development when we received a post card from the city, dated sept 19 for the October 2 plan commission meeting. I have voiced my concerns to my Alder, also to the October 2 plan commission meeting, also to all alders before the October 17th common council meeting, also to the November 9th informational meeting, and now to this November 29th meeting.

The neighborhood should have been part of the planning from the beginning. There was overwhelming opposition at the November 9th informational meeting, (the first time the neighbors were informed).

Please reconsider this development.

Thank you,

Brenda Lynch

3176 Ridgeway Ave.