

From: Bill Orosz
Sent: Fri 8/1/2008 9:20 AM
To: Gruber, Timothy
Subject: Sequoyia

Hi Tim,

I was wondering if you could do me a favor. I will be visiting family over the weekend and can't make Monday's meeting. Could you pass on my views? I think I'm pretty in-sinc with the neighborhood (after talking to Bonnie). Entering the new building from Midvale is preferable to Caromar (slightly) so that people are less likely to use my lot for over flow. We have less than one stall per apartment so this is a big concern to our residents (60 units, 100+ people, 56 stalls).

The more important parking related issue is our residents concern that headlights should not come out of the underground parking and shine into their windows, which they would've under earlier plans. This is easily avoided by having traffic pull straight in from the street rather than turn off the street, round a bend, then go down into the parking (coming back out, this will shine lights in our windows). If they must pull in this way, all I would need is a nice brick wall to block the headlights.

My other big concern is water. I have spent many thousands of dollars trying to keep water out of basements. Even though I'm at the top of a hill, my building sits really low, and water is a constant battle (and the battle continues). Please make sure they don't run off anymore water onto my property, especially near my parking lot. When water hits the gravel under my parking lot, it flows easily towards my basements and then in. In addition to their runoff, their rain gardens really worry me. Adding to the water table, this close to my property will only make my problem worse. If they absolutely have to have a rain garden near me (I really hope they don't), the side near Caromar would probably be a little better (its lower, farther from me and possibly below my parking lot).

Thanks you so much for listening to my concerns, I would appreciate if you could pass these on to the Plan Commission?

Sincerely,
Bill Orosz
Owner – Midvale Heights Apartments

PLEASE CIRCULATE AND
RETURN TO TIM PARKS

Date: 3 August 2008
To: Plan Commission members
From: Chris Schmidt, Chair,
Westmorland Neighborhood Association
Planning and Development Committee (WNAPDC)
Re: Sequoya Commons Phase II

The WNAPDC has reviewed the materials submitted for Phase II of Sequoya Commons and has reached a consensus recommendation. We recommend that all Phase II traffic be directed to Midvale. Regarding the grade of the Midvale driveway, we feel that something between 5% and 12% could be chosen that would allow for year-round use of the driveway and, if possible, allow for the existence of some green space along the north side of the building. Such an option would also allow some balconies to be retained. The option of Phase II driveways to both Midvale and Caromar was seen as inferior by the majority of committee members, and the original proposal of a Phase II driveway on Caromar alone received no support whatsoever. As residents we recognize and are very familiar with the traffic issues of Midvale Blvd, but we feel that it is best that traffic be directed there rather than into the neighborhood.

The WNAPDC serves to review and address development issues affecting the Westmorland neighborhood and in that capacity we recommend that the Phase II driveway exit onto Midvale only, with a grade to be determined as the best balance between safety and green space.

Sincerely,
Chris Schmidt, Chair,
Westmorland Neighborhood Association Planning and Development Committee
(WNAPDC)

We have some drawings of our own to present. These were developed by a Westmorland resident, Mr. Earl Reichel, a retired registered professional engineer. These materials are in your packets along with more details than I will present.

First, Mr. Reichel has designed an interior garage entrance from Midvale into the underground parking. It is shown with a 5.33% grade and is 150' long. However that length could be lessened with a steeper grade. The advantages to an interior entrance are that it is not open to the elements and it preserves the maximum greenspace. The downside is that it would reduce the number of parking spaces and would impact some of the first floor apartments, as shown in your materials. Fewer apartments and parking spaces would be impacted with a shorter, steeper driveway.

The second drawing is an exterior driveway similar to the design Mr. Krupp proposed two years ago and again tonight, the length of which would be determined by the grade but we see no reason that it couldn't be anywhere between the 5% and 12% grades shown and discussed. Mr. Reichel varies the grade between 5% and 10% and comes in at 135 feet.

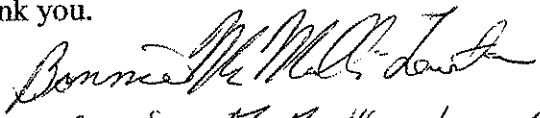
Regardless of the driveway length and retained greenspace, we strongly urge you to require that the raingarden be moved to the east side of the building. A north side raingarden immediately adjacent to a 2-3-4- story building will get almost no sun and is very likely to fail. Moving the raingarden to the east side will greatly improve the chances of success. It will also be a very attractive view for the Westmorland residents and will be symmetrical with the eastside raingarden of Phase I. In addition, Mr. Bill Orosz, owner of the Midvale Heights apartments has written to Alder Gruber and copied me, with a letter of his concerns about having a raingarden on the northside of the new development at a much higher elevation than his property. He deals with water issues on his parking lot and in his basement now because of the low elevation of his property, and is concerned about an increase in these problems if this is where the raingarden is positioned. We propose the raingarden on the terraced area of Mr. Krupp's site but provide an alternative on the city property between the sidewalk and the curb.

We find it interesting that Mr. Krupp is so concerned about the view from the northside apartments. While we would like to preserve as much greenspace on the site as possible for environmental reasons, I'd like to give you some perspective on the view from the building. When one stands at a window, one rarely looks straight down, but rather outward with an angle of view reasonable represented by a 45% angle both down and up. I have drawn this view in for each of the four levels on Mr. Krupp's drawing. As you can see only first floor has an angle of view that is on the S.C. site. Most of the view for all floors will be of the Midvale Heights Apartments site.

For the first 1/3 of the site from Midvale Blvd, that view will be of the Midvale Heights greenspace. For the remaining 2/3, it will be of the M.H. parking lot and building – more of the roof from the higher floors. I'm sorry this is relatively small and I will hand it over to be passed around if you'd like, but I took this photo 30' back from the lotline, on a two stair landing behind the existing retail. This is at a considerably lower elevation than the first floor of the new building will be but gives you a sense of the view of 2/3 of the north side residents.

Lastly, I present a letter from the Chair of the Westmorland Planning and Development Committee – who is on vacation in CA but who has monitored and worked on this project from there over the weekend – stating that the Committee supports a Midvale Blvd entrance with as much greenspace preserved as possible.

Thank you.


Bonnie McMillin-Lawton
8/04/08

Miriam Levinson
543 Chatham Terrace
Madison, WI 53711

August 4, 2008

Re: Sequoya Commons, Phase II

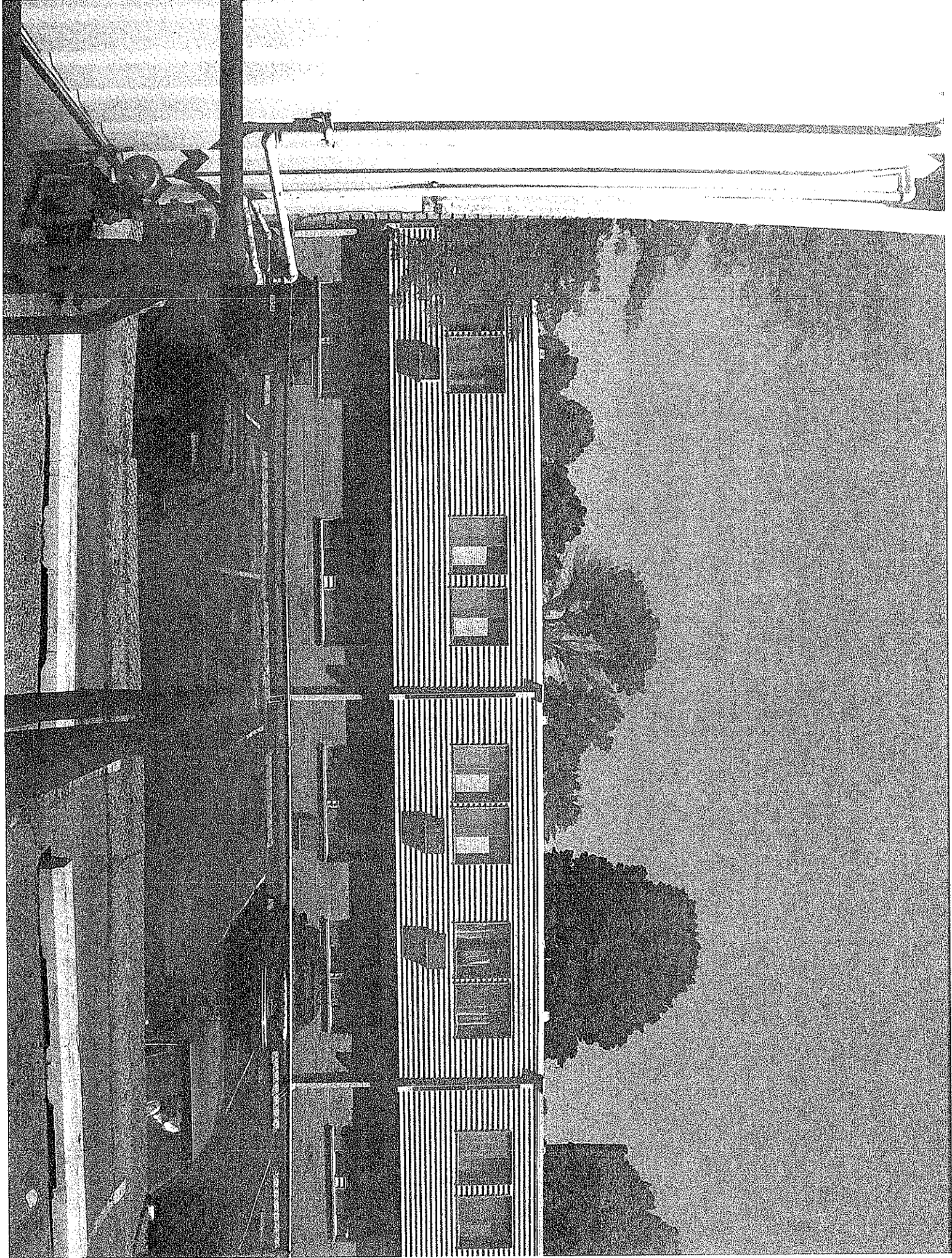
My main area of concern about this construction project remains pedestrian safety. Any Caromar Street garage entrance of the Phase II building is not acceptable. The intersection of Caromar and Owen is a major pedestrian approach to this project.

With additional occupied retail space and a larger library (already one of the busiest in the state), I anticipate that foot traffic to this area will only increase. The vehicular traffic generated by the 140 parking spaces in the underground parking for Phase II of Sequoya Commons will place an inappropriate burden on the residents of the Westmorland neighborhood.

When you cast your vote, please consider the wishes of the neighbors, who are major library and retail patrons. Make this a development that welcomes pedestrians. Please vote for the entrance to this development onto Midvale Blvd.

Sincerely,

Miriam Levinson



Sequoyia Commons Phase II
views of north
Medvale Heights apartments

30' from lot lines
standing of 2-step landing
behind current retail

Lower elevation than 1st flr windows
of new bldg.

This is the view of 2/3 of north side
residents of new S.C.