

From: [Marsha Cannon](#)
To: [Plan Commission Comments](#)
Subject: 1/22/2024 Agenda Items #9 & #10
Date: Sunday, January 21, 2024 9:42:26 PM

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Dear Plan Commission members,

I ask that you not approve the developer's request for Major Alterations to these two projects at the Hartmeyer (former Oscar Mayer) property.

Instead, I urge you to refer it to the Urban Design Commission (UDC).

Two of the proposed changes significantly diminish the project's design, aesthetics, and neighborhood compatibility.

1. Revise all patio doors from 9'-0" width to 6'-0" width.

- Project tables [\[1\]](#) specify 9-foot-wide patio doors with 65 sq. ft. of glass—well above Madison's Bird Glass ordinance threshold of 50-sq. ft. Patio doors 6 feet wide have about 44 sq. ft. of glass.
- The proposal cites no benefits to building design, renters, the community, or the environment. Instead, one-third less sunlight will enter each renter's living area.

2. Revise all 2nd thru 6th floor decks to Juliette balconies.

- The approved "Usable Open Area Charts" in the project application show **66 sq. ft. balconies.**
- **"Juliette" balcony dimensions do not appear in the developer's alteration request.** I could not find a standard definition, but they are "usually not more than two feet deep but can be as shallow as six inches. Some . . . do not extend at all but are more like a ledge." [\[2\]](#)
- UDC Nov. 30, 2022 meeting notes refer to the neighborhood plan and state: "new infill development should incorporate traditional neighborhood design elements." I see an apartment balcony like a front porch—a private space where each resident can easily step outside to get away from distractions for a quiet time to think.
- Remote public outdoor space such as a rooftop courtyard, swimming pool, grill area or dog run does not equal private outdoor space right out your front

door.

A report from the Sept. 21, 2022 UDC meeting notes that “These two large buildings will set the bar for future development of what will be a new urban neighborhood for the north side.” I believe these proposed alterations will significantly *lower* the bar.

Please refer the developer’s request to the Urban Design Commission.

Sincerely,

Marsha Cannon

5 Cherokee Cir. – Unit 202

Madison, WI 53704

^[1] Lot 1, p. 41; Lot 2, p. 39

^[2] Mansion Global, a Dow Jones company, New York, <https://www.mansionglobal.com/library/juliet-balcony>

From: [Jim & Lynn Wehn](#)
To: [Plan Commission Comments](#)
Subject: Balconies at Hartmeyer
Date: Sunday, January 21, 2024 11:56:08 AM

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Please do not remove the balconies. Paul Noedler's comments about their importance to people's well-being is correct. Please look into the financial reasons, too. If the design was approved, it should be adhered to, not become a way to save money.

Lynn Wehn
311 N. Hancock, #135
Madison

From: [Ron Hammer](#)
To: [Plan Commission Comments](#)
Subject: PLANS 9 AND 10, DEVELOPERS CHANGES
Date: Sunday, January 21, 2024 11:22:39 AM

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OPPOSE REMOVAL OF BALCONIES.

DORIS R. GERNETZKE

Sent from [Mail](#) for Windows

From: [Ron Hammer](#)
To: [Plan Commission Comments](#)
Subject: PLANS 9 AND 10: DEVELOPERS CHANGES TO PROPOSED APART COMPLEX
Date: Sunday, January 21, 2024 11:28:24 AM

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OPPOSE REMOVAL OF BALCONIES - DOWNGRADES THE BUILDINGS SUITABILITY AS A HUMAN
HABITAT – INCREASING FACTOR OF CRIME IN THIS NEIGHBORHOOD!!! RONALD HAMMER
Sent from [Mail](#) for Windows

From: [Becky Leidner](#)
To: [Plan Commission Comments](#)
Subject: 1/22/24 items 9&10
Date: Friday, January 19, 2024 9:59:13 AM

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Dear Plan Commission members,

Please oppose these major design changes to the Hartmayer development. In light of the many lessons of history and of recent problems with high-density housing in Madison, we should not turn blind eyes to the psychological harm done to people who are forced by socio-economic circumstances into these well-intentioned but misguided projects. We all need light, fresh air, and a feeling of open space for our comfort and health; commodities which are especially scarce in many-storied, multi-unit buildings. We also need to feel respected and valued, not treated as less deserving because we are less fortunate. People aren't stupid, and they know--and resent it--when corners (and balconies) are being cut at their expense in order to increase investors' profits.

Also, if we allow this change to go through, and as costs continue to rise, it will set a precedent for this developer and others to ask for approval of yet more economies, further eroding the quality of life for their residents. (A cynic might even wonder if it wasn't the developer's intention all along to include amenities in their plan they knew weren't affordable and then threaten to scuttle the project at the last minute if their changes aren't approved.)

Let's take this opportunity to learn from past mistakes and to show some empathy and concern. Please send the message that we care about creating humane, pleasant, livable housing for all of our neighbors.

Thank you,

Rebecca Leidner
1915 Spohn Ave,
Madison WI 53704