

From: Christopher Clayton
Sent: Sunday, October 15, 2017 8:53 PM
To: Parks, Timothy <TParks@cityofmadison.com>
Cc: Rummel, Marsha <district6@cityofmadison.com>
Subject: Comments regarding 131 S. Fair Oaks Development

Hello Tim,

We understand that the Plan Commission meeting is on Monday, October 16th, and the committee will take up approval of the proposed development at 131 S. Fair Oaks Ave. (Kessenich property).

Apologies, we cannot attend the meeting. We are generally in favor of this development. However, we have some concerns regarding the proposal and ask that you share our support and specific concerns with the Plan Commission:

1. The proposed building would include five stories. A building on Fair Oaks Avenue standing five stories would be out of character with surrounding homes, apartments (e.g. Atwood Ave., Williamson St., Milwaukee St.), and potential future development. A 3-story building would be more favorable.
2. Also, depending on the weather and wind direction, we can smell the air emissions from the Madison-Kipp Corporation facility along Fair Oaks Avenue. We fail to see how public health is protected by allowing people to live at or near the same height as the smokestacks of Madison-Kipp. Does the company have plans to increase the height of their smokestacks?
3. The number of units would increase traffic in the neighborhood. That is true of any new development along Fair Oaks Avenue, but as a resident of Lindbergh Street, we notice cars using neighborhood streets as shortcuts between Atwood Ave. and Fair Oaks Ave., especially during commuting hours. We have safety concerns with increased traffic in neighborhoods that are presently full of young children. What plan does the city have to deal with the increased traffic from a development of this size?
4. One of the greatest amenities of this neighborhood is the bike path running parallel to the railroad tracks. We have safety concerns due to the increased traffic that will occur along Fair Oaks Avenue.
5. In addition to increased traffic, we also believe parking may become more difficult in this general area. Already it is difficult to see around the parked cars on Fair Oaks when turning off of Lindbergh and Buena Vista Streets onto Fair Oaks.

We ask that you consider our comments in your decision making.

Sincerely,

Chris and Nicole Clayton
[REDACTED] Lindbergh St.