

To: Urban Design Commission

From: Clarence P. Cameron on behalf of concerned Bay Creek area residents March 15, 2017

Re: Wingra Creek Residences

I wish to vote my approval of the 4 or 4+ stories for the Wingra Residences and have this vote included in the packet presented by T-Wall in the March 22 informational review. Thank you.

Sincerely,

Clarence P. Cameron

■ Cedar Street

Madison, WI 53715

Dear UDC,

I wish to vote my approval of the 4 or 4+ stories for the Wingra Residences and have this vote included in the packet presented by T-Wall in the [3/22](#) informational review.

Now for those neighbors who voted for approval without understanding the 4 or 4+, or for those who did not yet vote due to their not understanding it, I will explain what 4 or 4+ means. I do this at risk of offending usual brevity of this media. A 4 story building is self-explanatory. The addition of the 4+ means that an actual 5th floor is added within the 4th floor space to create a loft or balcony not extending the full length of the space. The 5+ analogy is the same, adding a 6th floor within the 5th floor space, but not extending it the full length of that space. In either case, the only practical difference might be a small lessening in building height should the ceiling height below the loft be less than a normal ceiling height. In building elevations of the lofted areas, you would see a 2 story height. I hope that this explanation helps those who had questions.

Sincerely,  
Bob Lockhart  
█ Cedar Street  
Madison, WI 53715

Hell-o,

What's the reasoning that the City of Madison wants more than Four story building on S Park Street?

I don't understand why at this time there is no respect for existing neighbors. We are also property taxpayers in this area .

This area by no means is like East Washington Avenue for there taller buildings it is more friendly for larger buildings in that area. Wish has fewer residential homes.

There could be much more than just Apartment buildings along S Park Street .

Dose the city not know there is Singles family homes on both sides of S Park Street in this block?

If you go down past Copps grocery store with no residential homes why not put your high rise buildings there?

I still like to know the reasoning behind the City wanting a taller building than the Four story?

Dose the city not have respect for existing neighbors ?

I have lived on this side of town for 71 years And yes I do like to see changes five story building is the best you can come up with . Years down the road people will be saying is that the only thing they could come up with Apartment alley.

Thank You for your time in reading this note.

Michael J Mack

█ S Brooks St

Dear Urban Design Commissioners,

It is my strong preference that the final design for Wingra Creek Residences adhere to the conditions agreed upon by Mr. Wall and the Bay Creek Neighborhood Association, and presented to the Common Council in 2015.

Thanks for your consideration of my request.

John Beeman

Please note: The conditions described in my previous email were agreed upon by members of the Bay Creek Neighborhood Association, not by Mr. Wall. However, Mr. Wall's current plans do conform to these conditions, which include a garage/parking entrance located off Park Street and a building height limit of four stories. Thanks again.

I am in support of the Wingra Creek 2 project but with reservations based on safety and practicality. A four story limit is important to the neighborhood as stated many times in the past. The idea of going taller will bring about many issues. There are already plenty of apartments in this area, parking will become a huge issue, and the traffic flow on Fish Hatchery and Park Streets will become even more unwieldy than it already is. Development for the sole sake of profit is detrimental to the neighborhood. This property was initially deemed to be "an addition to the walkability of the area". In fact what is being developed is a lonely island set between two major thoroughfares with little access other than by road.

It is imperative to maintain a plan for traffic flow so that entry to the new complex is only from Park St when headed South and to Fish Hatchery when headed North. Any other idea is absolutely awful in terms of flow and danger. The traffic flow into Madison in the morning and back out at night is quite heavy already and any further impingement to this will make the corner of Fish Hatchery and Park an absolute mess. It is almost impossible to turn left from Park onto Fish Hatchery already, especially during afternoon rush hour. I have witnessed many close calls there with people trying to rush around onto Fish Hatchery as South bound traffic on Park ignores yellow lights in their frenzied flight home. Pedestrians are also endangered at that crossing; this is a further example of why the newly created "island" effect of this development will not attract people from the neighborhood at all, and will not encourage the new residents to explore the neighborhood.

I do not believe that any commercial space in the building will be successful due to the location. We have seen the debacle of the attempt at St. Mary's to attract or to maintain any shops or (non-hospital related) services.

Martin Saunders,  
30-year resident on West Lakeside St.

To the UDC:

I am writing to express my strong support for a Wingra Creek Residence plan that does not exceed 4 or 4+ stories. That will already have quite an impact on our neighborhood: more noise, more traffic, more parking problems, more pollution. And we are all trying to live in our homes.

The builder has been very cooperative in working with us, even though it's not an easy subject, I'm sure, so I would be very thankful if city planning takes those efforts seriously.

A larger, taller building is going to throw off the already precarious balance in this part of Madison.

Thank you for considering our opinions.

Sincerely,

Consuelo Sañudo