

May 28, 2025

To whom it may concern at the Urban Design Commission,

My name is Kate Johnson, I am a resident of Sunset Village, 513 N. Meadow Ln, Madison. I am writing, along with my neighbors listed below, to voice our concern about neighborhood impacts resulting from the development at 3575 University Avenue proposed by Apex Investment Group VIII, LLC (currently located at 3535-3565 University Ave. and 733-737 N. Meadow Ln).

We are concerned about how the city will safely manage the increase in traffic created by the proposed 140+-unit building. This includes increased vehicular traffic and parking needs to serve the building, construction traffic, and heavy equipment on residential streets, and once the project is complete, increased Amazon trucks, and food delivery vehicles servicing those units.

The walkability of this neighborhood is one of its greatest assets, along with access to public transit, and proximity to UW Hospitals, Campus, and Downtown. These are features that we want to see maintained as the surrounding area develops.

There are many children on bikes and foot in our neighborhood, including our own children, as well as families visiting Lucia Crest Park. The significant increase in traffic presented by the proposed building creates real safety concerns for our residents unless we implement thoughtful short- and long-term mitigation strategies.

We request that the Traffic Engineering Department consider the following measures:

- During the construction phase, require construction traffic (equipment, deliveries, etc) to use Midvale Boulevard and University Avenue (both classified as principal arterial roadways) rather than residential streets. This could be included in the construction permit.
- Require a right-turn only from the proposed building onto University Ave. This was granted when the U.S. Bank building was constructed at 3609 University Ave., near the proposed new site.
- Perform significant traffic calming redesign at the intersection of N. Meadow Ln and Lucia Crest (e.g., a small roundabout, stop signs, and/or curb extensions or bump-outs as appropriate), like those on S. Owen Dr. and Hillcrest Terrace.
- Install speed bumps on N. Meadow Ln and Lucia Crest.
- Prohibit residents of the proposed building from obtaining residential parking permits on N. Meadow Ln.

- Install a sidewalk on the west side of N. Meadow Ln, at least from the pedestrian throughway to University Ave.

We believe the proposed mitigation(s) will address neighborhood concerns regarding pedestrian safety and increased traffic during and after construction. Additionally, they are achievable and affordable

Thank you for your time and attention to this matter.

Sincerely,

Kate & Adam Johnson (+2 children), 513 N. Meadow Ln.

Jamie MacAlister & Dan Lindner (+1 child), 601 N. Meadow Ln

Mike & Holly Pomraning (+5 children), 609 N. Meadow Ln

Brad & Marie Nordeng (+3 children), 606 N. Meadow Ln

Ben & Liz Ringle (+2 children), 3557 Lucia Crest

Rich & Claudia Kedzior (+1 child), 3521 Lucia Crest

Dave Waters & Sara Beachy Waters, 709 N. Meadow Ln

Andie Bensky & Joe Peters (+2 children), 717 N. Meadow Ln