

Heiser-Ertel, Lauren

Subject: FW: Block 115 Project

From: Craig Jolly <[REDACTED]>
Sent: Monday, June 17, 2019 12:55 PM
To: PLLCApplications <landmarkscommission@cityofmadison.com>
Subject: Fw: Block 115 Project

Hi Heather,

I just wanted to share an email I sent to some of our alders in regards to the Block 115 project. There are no questions, just more concerns as to why I believe the project should be delayed to allow for more time for the neighborhood to work with Lance McGrath's team.

Thanks,
Craig

----- Forwarded Message -----

From: Craig Jolly <[REDACTED]>
To: district4@cityofmadison.com <district4@cityofmadison.com>; district2@cityofmadison.com <district2@cityofmadison.com>; district6@cityofmadison.com <district6@cityofmadison.com>
Sent: Wednesday, May 29, 2019, 08:48:29 AM CDT
Subject: Block 115 Project

Hi Marsha, Mike and Patrick,

I am emailing you to let you know I believe the subject project should be delayed (for the reasons in bullets listed below). It's my feeling from the last neighborhood meeting that Lance McGrath had no intentions of following through on his commitments (i.e. shade study, etc.). He knew all along he was going to submit the project as is and basically just nodded his his head yes to "please" the concerned neighbors.

- The mass and density lacks respect and integration with Block 115's residential and historic character in the local historical district.
- Lack of sufficient information that speaks to traffic and service impacts, a shading study to understand light impact, and sectional lat, long drawings to sufficiently convey size of the structure and impact on the block.
- The lack of options to the proposed service drive off of the residential S Franklin St that will result in multiple commercial and waste truck trips daily and reduce available parking on this low traffic residential, neighborhood street.

This is a minor point, but if I lived at the Germania condos , one of the many concerns I would have is the care for the landscaping. Lance McGrath can't even keep the little bit of landscaping alive at 151 E. Wilson St. How is he going to keep all those pine trees (or whatever) alive?

The commercial space is another concern. As he has told Bob Worm, it's not his specialty and I am afraid the space will sit vacant for years and an 8am-5pm business will eventually go in there that

adds no value to the neighborhood. He needs to design the space to attract businesses that will add value to the neighborhood.

How can the City continue to let modern buildings be built in an historic neighborhood? In the 10 years we have lived in the neighborhood, it's becoming less historic as the years go by. The building that Lance McGrath is presenting looks like it belongs on East Washington Avenue, not in a historic neighborhood. This is a *very* visual site with the amount of the traffic (automobiles, bikes, pedestrians, etc.) that pass by each day. It's a wonderful opportunity for the City to approve something that Madison as a whole can be proud of. Please don't let another modern looking apartment building be built in an historic neighborhood. They are ruining one of the many great things about the First Settlement Neighborhood; the character.

Thank you for all you do for our neighborhoods. Please let me know if you have any questions.

Thank you,
Craig Jolly