

From: rwitkins .
Sent: March 05, 2018 12:15 PM
To: Parks, Timothy <TParks@cityofmadison.com>
Subject: The Grove Apartments

Romelle Witkins
[REDACTED] Johns Street
Madison, WI 53714
March 5, 2018

Dear Members of the Madison Plan Commission and City Planner, Tim Parks:

Because I am unable to attend tonight's Plan Commission meeting due to a work commitment, I am writing today to reiterate my objection to development of The Grove Apartments on Cottage Grove Road and to respond to the recommendations outlined in the Planning Division Staff Report.

In their report, staff writes, without evidence, that "The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner" by the development. While it may be difficult to predict what impact a four-story, 112-unit apartment complex on a 2.2 acre site would have in the neighborhood, shadows, loss of privacy, increased noise and traffic can all be expected. At 50.9 units per acre, this 112 unit complex is far larger than the 40 unit per acre threshold recommended for NMU development.

These four-story apartments will be significantly out of proportion to the surrounding neighborhood, which is comprised of mostly one- to one-and-a-half story homes along both the east and north sides of the proposed complex with very little buffer between the north apartments building and homes. Towering over the rest of the neighborhood and sheathed in multi-hued 'fiber cement' panels with minimal brick trim, The Grove will not convey a sense of either permanence or stability, and will not blend with the character of the neighborhood. Compare this design to the new (and more compact) developments in nearby Schenk's Corner and you'll see the difference between a project designed to cram as many people as possible into a limited area and one that is proportional and makes an effort to blend with its surroundings.

The Cottage Grove Activity Plan called for varied development at the site, with anticipated opportunities for small businesses to serve area residents. Yet the limited opportunities for parking for commercial customers will be an impediment for most desirable businesses such as coffee shops, restaurants, retail or healthcare. In addition, the development of this proposal means there is little, if any, opportunity for redevelopment of the existing Old National Bank site, since MSP is counting on the use of the bank's parking lot to fulfill its parking requirements.

Thank you for reviewing my concerns. I hope that you will agree that the size and design of this proposal need to be modified.

Respectfully,
Romelle Witkins