



## Office of the Common Council

### Ald. Sara Eskrich, District 13

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To: Members of the Urban Design Commission

From: Sara Eskrich, District 13 Alder

RE: 1605 & 1609 Monroe Street

Date: February 21, 2016

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Thank you in advance for your review of the project at 1605/1609 Monroe Street, before you this evening. I have another commitment on Wednesday evening and anticipate that I will not be able to attend your meeting in-person. Please accept this as a brief summary of the feedback relevant to your review of the project.

Gregg Shimanski and his team have done their work in outreaching to neighboring property owners (homeowners, residential, and commercial). We had a positive neighborhood meeting on March 10, where approximately 40 individuals voiced general support for the project as proposed. The concerns raised related to the Plan Commission (traffic and general height concerns). Beyond those concerns, I have only received support for the project. Some feedback included statements such as,

- “Even though the proposal is five stories, the massing does not appear to be a problem for this site. Massing is usually my main concern with new projects. I think it will be a quality built building and the management will be excellent. The condos on the fifth floor may provide opportunities for current residents for the Vilas neighborhood to sell their houses, but still live in the neighborhood.”
- “We were very impressed with the design of the project.”
- “There was less pushback on both the size of the building and its height than I'd expected from neighbors. It's still quite large and tall compared to immediately-surrounding structures and current zoning. If the mass (# units & setbacks) is acceptable, I'd push the developer to choose the concrete construction option which would shave ~5 feet off of the building's height. If the proposed height remains with stick structure, I'd recommend an increased setback on the upper floors (4&5) along both the alley and Oakland, which may reduce the # units.”

I believe that this project will contribute positively to the neighborhood. The design has been proposed to fit in with the surrounding properties and potential uses of the building, both in function and aesthetics.

Thank you again for your thorough review of this project. Please do not hesitate to contact me directly with any questions.