

**From:** [Latimer Burris, Amani](#)  
**To:** [Urban Design Comments](#)  
**Subject:** 3100 East Washington Ave File #77926  
**Date:** Wednesday, November 29, 2023 4:32:22 PM

---

To: Urban Design Commission

From: Alder Amani Latimer Burris, District 12

**Re: Community Meeting for 3100 East Washington Avenue**

Subject Property: Development at 3100 East Washington Avenue

Details: Legistar File Number :77926

Subject Property Type: New Multi-Family Building in Urban Design District (UDD) (District 12)

Owner: LLS Enterprises, LLC

Applicant: Nick Orthmann, Bear Development, LLC

Note: I will attend the meeting and will be questions and comments. A full transcription of the meeting is available.

Approximately 30 neighborhood citizens and stakeholders attended the meeting first held on Thursday November 9, 2023 at the local library. The meeting was by Alder Amani Latimer Burris (District 12) and by Alder Dina Nina Martinez Rutherford (District 15). Additionally, several staff members were present. Further, Alder Sabrina Madison (District 17) attended on behalf of her constituents who live in District 12.

The developer did a presentation of the project and then there was a comment period. The event was recorded by Alder Amani Latimer Burris and may be on Tik-Tok via Alder Sabrina Madison. Following is a summary of the approximately 1 hour of comments. Approximately 20 individuals gave comments and feedback around the project. A couple of people who live in the neighborhood followed up with additional comments.

**The issues/concerns that the neighborhood would like the city to consider and act upon are as follows:**

- The lack of parking for the project;
- The focus around bike parking for the development that seems to disregard the need for additional parking;
- The traffic issues that the development will create with the addition of this project;
- The neighborhood did not oppose the project rather they are not satisfied with the process, the ability to express and have their concerns addressed considering the project will affect their neighborhood, parking and traffic;
- The was a major concern around parking and the lack

thereof. Many neighbors express the need for the building to provide additional parking as they know that the current design will force people to park on the street which is already full of cars for the homes in the area;

- In addition to the lack of parking for the project and the various issues that causes (forcing the neighborhood to install sidewalks (city staff indicated that the need for sidewalks in the area was on a cause of the Bus Rapid Transit (BRT) which is occurring at the same time and not on a cause of the addition of the development. Currently the nearest streets do not have sidewalks;

- Then the neighborhood is highly concerned about having to absorb the cost of putting in sidewalks;

- Then many voiced concerns about traffic flow and the way the current design empties the people traveling in and out of the parking lot into one street. The neighborhood would like the project to dump the traffic out onto East Washington as the site currently does;

- Beyond the impact that parking, traffic, absorption, several people voice concerns about the design of the building having to do with the height (overshadowing the neighborhood) and the fact that project butts up on East Washington which is one of the busier streets in Madison;

- Others expressed concerns about how the property would be managed and if management would be on site, 24 hours or set times. This was raised (in relation to Ruethke project which is across the street (diagonally) from the project;

- The neighborhood wanted to know and had design considerations around noise levels as the project is subject to the F35s flying overhead. Many of the neighbors had disputed that the decibel levels were at 65dBs and expressed that they have been monitoring the levels (outdoor noise) which has increase to 100-120 dB which they stated was incompatible with the development if this is considered and valid;

- Finally, some of the neighborhood members reached out about what is the safety plan around the project and will they have community space and a community plan to address the needs of the tenants (again considering what transpired at Ruethke and the drug houses once in the neighborhood;

- Alder Madison raised the concern (on behalf of her constituents) about the lack of 3 bedrooms. The developer said its development was being proposed as 1-2 bedroom units as the development will sit directly across the street from the new BRT boarding platform and be bike friendly;

- A gentleman came and expressed support for the project stating that the project will reduce the need for cars and will be bike friendly although he did not live in the

neighborhood.

· Many people were not happy with the way the project appeared to come about and that it appears sped through the process (aka it went through planning then UDC and that there was not a lot of notification to the neighborhood before this meeting and when the other meetings transpired, they are at inconvenient work hours;

· The neighborhood did not seem (on the whole) completely opposed to the project rather offended by the lack of consideration and question if their feedback will be heard and if there was anything they could do about it given the routing of the process;

· Some expressed concerns about integration of design to fit the scope of the neighborhood;

· The developers agreed that they would have liked and been willing to engage with the neighborhood at the start of the project. They came onboard in late April of this year.

---

**Alder Amani**

**Amani Latimer Burris**  
**City of Madison Alder, District 12**  
**Text/Cell: (608) 345-8747**  
**Council Office: 608/266-4071**  
[District 12 Website](#)  
[Signup for District 12 emails](#)  
*"Excuse any typos or errors, human here"*