

From: Kyna Ganshert
Sent: Monday, December 12, 2016 12:05 AM
To: Stouder, Heather
Subject: Plan Commission 12/12 - conditional use considerations

In regards to:

14. 44825 Consideration of a conditional use in the TE (Traditional Employment) zoning district to allow construction of an up to eight-story commercial/ office building containing 152,925 square feet of floor area, including a 40,000 square-foot theater/ concert hall on land generally addressed as 801 E. Washington Avenue in Urban Design Dist. 8, with auto parking to be provided off-site.

15. 44826 Consideration of a conditional use in the TE (Traditional Employment) zoning district to allow construction of an eight-story, 158,000 square-foot office building on land generally addressed as 819 E. Washington Avenue in Urban Design Dist. 8, with auto parking to be provided off-site.

As a resident of the neighborhood, I am somewhat concerned about this new development not including any parking for what could be an eight-story building. I hope it has thoroughly been considered whether the city parking ramp to be eventually added will meet the needs of not only all the parking needed in the neighborhood as it continues to be developed, as well as these office spaces. I find it quite odd and unusual that this development is not being required to include any parking spaces (not even a small percentage) for this private development, as I would feel most new businesses should provide a majority of their parking, especially in newly built structures. I believe all, if not many, of the neighborhood apartment buildings & condos have put in underground and/or parking when they are built.

With the larger music venue being added, as well as new businesses and Breese Stevens Terrace events, I believe the neighborhood itself will find a need to use much of the soon to be built city ramp.

I also hope the neighborhood residents will be considered as these changes go into effect. Right now E. Main St. & S. Livingston St. fill up quite quickly for residential & commuter parking. We have found this more so, especially after the building of the Constellation & Galaxie buildings. So, if changes are made to the all day street parking, with accommodations to these new facilities, I hope that you will then allow the residents in this neighborhood to obtain residential parking permits.

Thank you in advance for reviewing and considering my input.

Sincerely,

Kyna Ganshert
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