

From: [KERRY ANN MCCOY](#)
To: [Planning](#)
Subject: 4205 Portage Road Comments
Date: Thursday, October 20, 2022 3:38:28 PM

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Hello, below is my letter regarding 4205 Portage Road. Please let me know that this was received.

Dear Planning Commission,

I am writing this email as I do not believe a letter would arrive on time. I am writing to state my concern regarding the proposed plan for 4205 Portage Rd. I currently live across the street from this development in the Churchill Heights subdivision. I am very concerned about this proposal. I moved out of downtown Madison intentionally to avoid multilevel compact housing complexes. 484 apartments is an incredibly high amount for this small area. Directly adjacent to this proposed build are 3 new multilevel buildings, including one that is just opening now. We haven't even experienced the increase in both foot and vehicular traffic yet due to this new complex, but it is being proposed to somehow quadruple this amount.

What are the proposed infrastructure changes to support this new influx in population? What will the new traffic patterns be? The location of this proposed plan on Portage Road heading north, has no bike lane or side walk. Portage itself only has sidewalks on both sides for part of its length, often requiring children to cross the road multiple times to walk anywhere. It is currently incredibly dangerous. What will it be like when 400 more cars travel its path daily? There is a playground across the street from this proposal, what will be done to ensure this playground stays safe? Right now, there are cars parked all along both sides of Portage Road and the road of the apartment complex, where will these new cars park?

Overall, I understand the desire to build. However, 484 apartments is incredibly overzealous for this small segment of Madison. At a minimum this will be adding 500-600 people to this area. What are the repercussions for this? Please consider decreasing this amount, as I believe the consequences are incredibly costly to the Madison residents and taxpayers who currently live in this area.

Kerry McCoy and Bret McNamara

From: Jon Becker <jonbecker@aol.com>
Sent: Tuesday, August 30, 2022 9:32 AM
To: Halverson, Gary <district17@cityofmadison.com>; Stouder, Heather <HStouder@cityofmadison.com>
Cc: Abbas, Syed <district12@cityofmadison.com>
Subject: New T Wall proposal for Portage Road

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Hello Gary and Madison Plan Commission,

[Heather: please share this email with the entire Plan Commission and any other relevant city committees/board, including the Parks Board of Commissioners]

Some thoughts re The Winston:

<https://madison.legistar.com/LegislationDetail.aspx?ID=5778046&GUID=015FB351-64EF-46A4-8DD1-DB7FC7606AC4&Options=ID|Text|&Search=73382>

484 units on 9.83 acres, so only 45 DUs / acre. Could/should be as much as doubled.

Here's one way to fit more units on the same acres. The developer is proposing 574 parking stalls, with 287 surface. Since this on a Metro route, and near the proposed East/West BRT route, some units could/should be designated zero-parking. A reduction in surface parking stalls, would allow more area for dwelling units.

Also, because of the site's proximity to residential neighborhoods, this would be a netter location for the new library than Reindahl Park, which is south of most of the area housing and thus less accessible by walking or bicycling. At this Portage Road location, the library could be built condo-style, as at Pinney and Sequoya PLs. The city should ask T Wall to provide condo space for the library at no cost to the city, in exchange for increased density.

Best, Jon

Jon Becker (+ USA) 608 469 0316 [mobile voice+text]