

5-18-15

To the Planning Commission:

Dear Commissioners,

We are writing you regarding an item on tonight's agenda, a proposed project on the 1200-1212 East Washington Avenue. This project affects the Unit Block of Jew Street, Curtis Court and both the 1100 and 1200 blocks of East Mifflin as well as North Jew to Johnson St. and really the whole neighborhood when evaluated in light of all the projected development east of that site.

Friday May 15<sup>th</sup> we dropped off a petition and some materials for your appraisal.

Today we are including added signatures we have acquired since our last communication with you plus a packet of photos which visually explain the importance of our petition requests.

We look forward to meeting with you and talking with you further tonight.

Sincerely,

Elyse MEUER

Karen Barszjak  
and

JEFF REINKE

FEWST

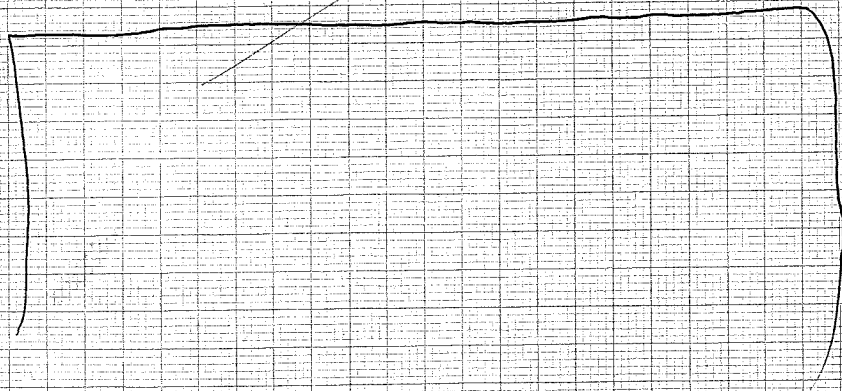
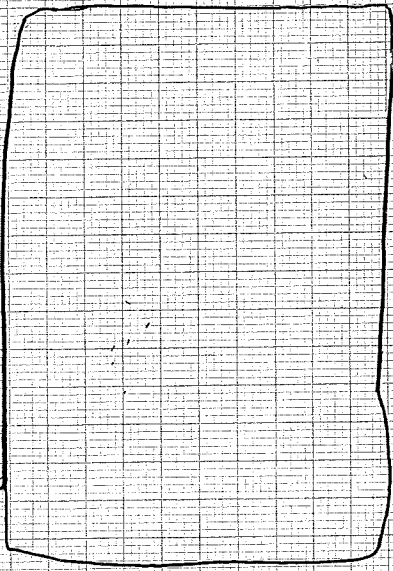
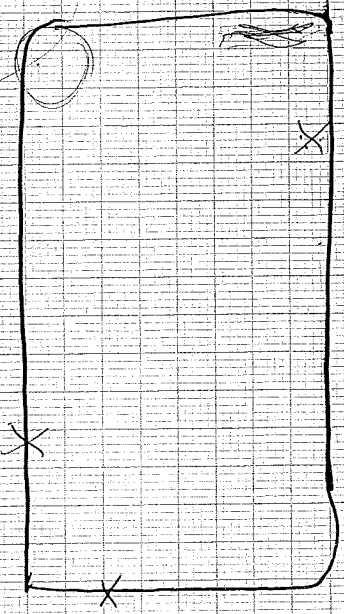
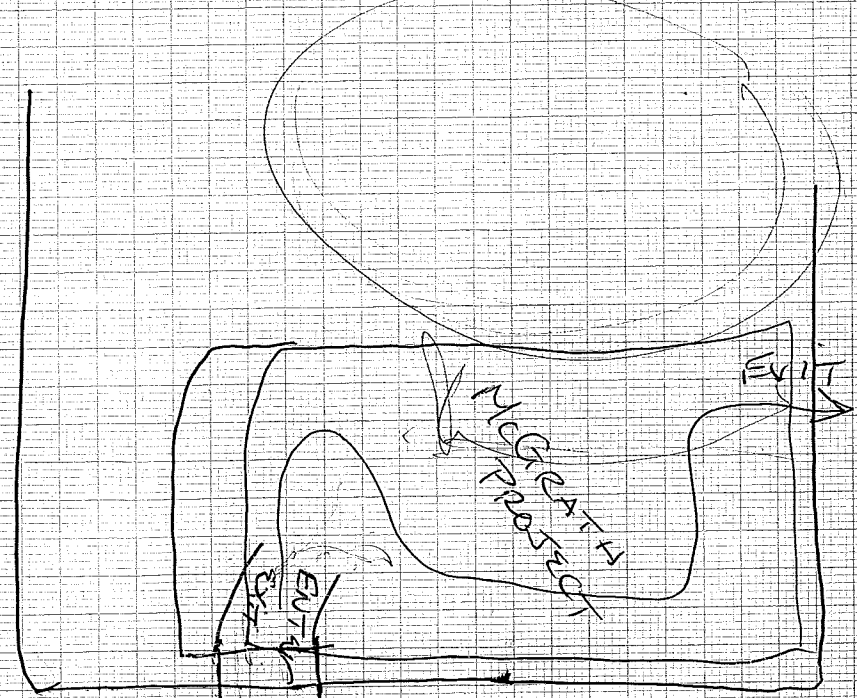
BIKE BVD.

EAST MIFFLIN

UNIT BLOCK FEWST.

EAST WASHINGTON

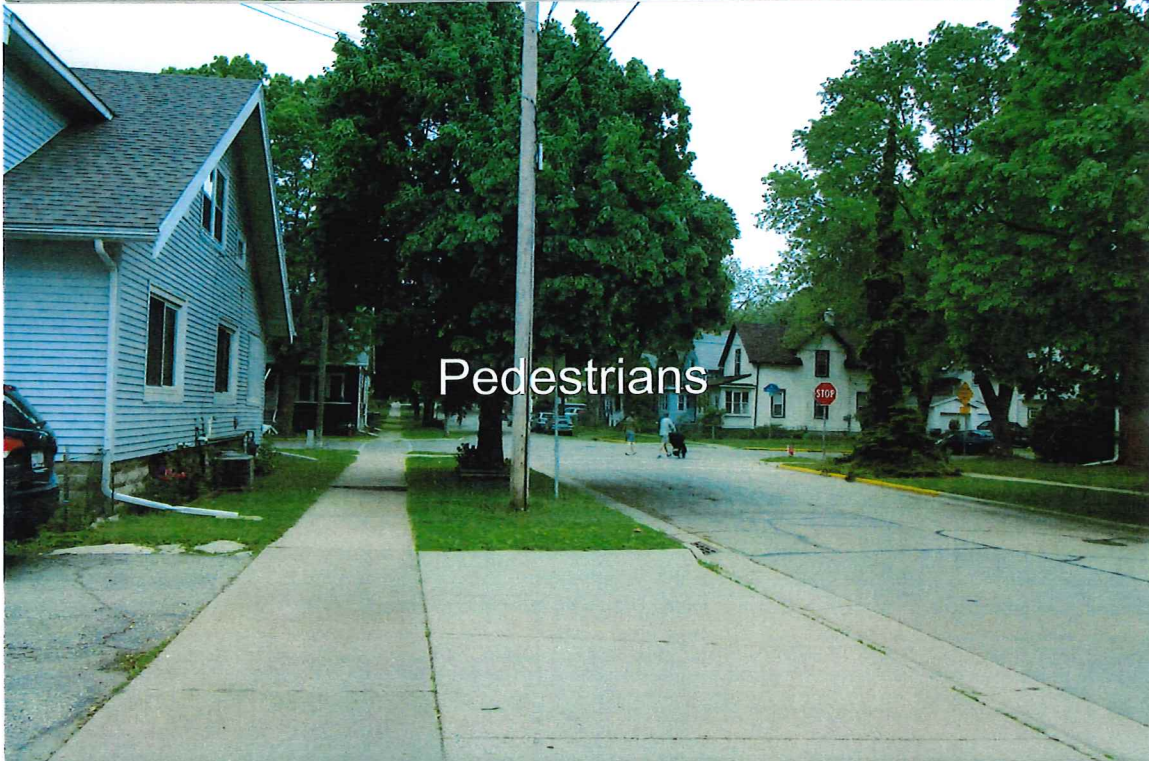
HDSHAM SCH.





KIDS AT PLAY

Few St. North



Pedestrians

Unit Block Few



Kids commuting on Corner of Mifflin and Few St.

Intersection Few + MIFFLIN - BIKE BLVD.

# Intersection Unit Block Few + Mifflin St.

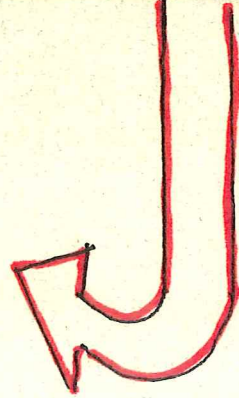
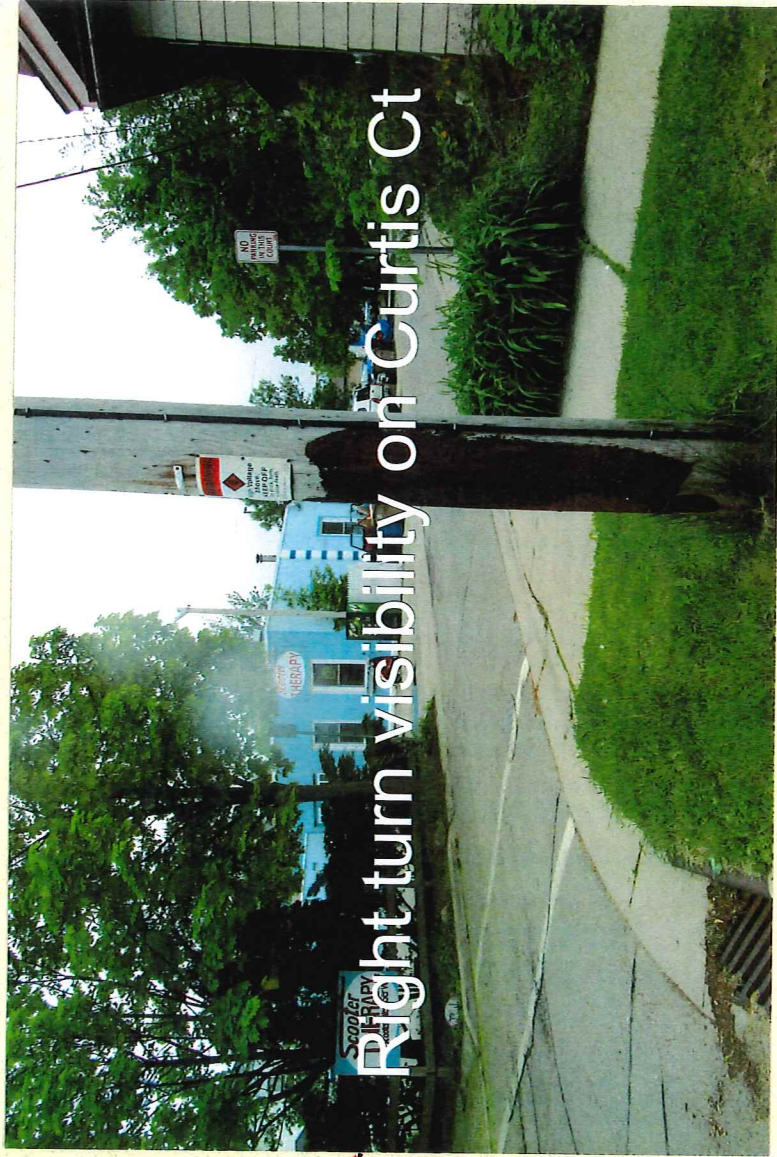
(100 feet proposed McGrath Entrance - Exit)



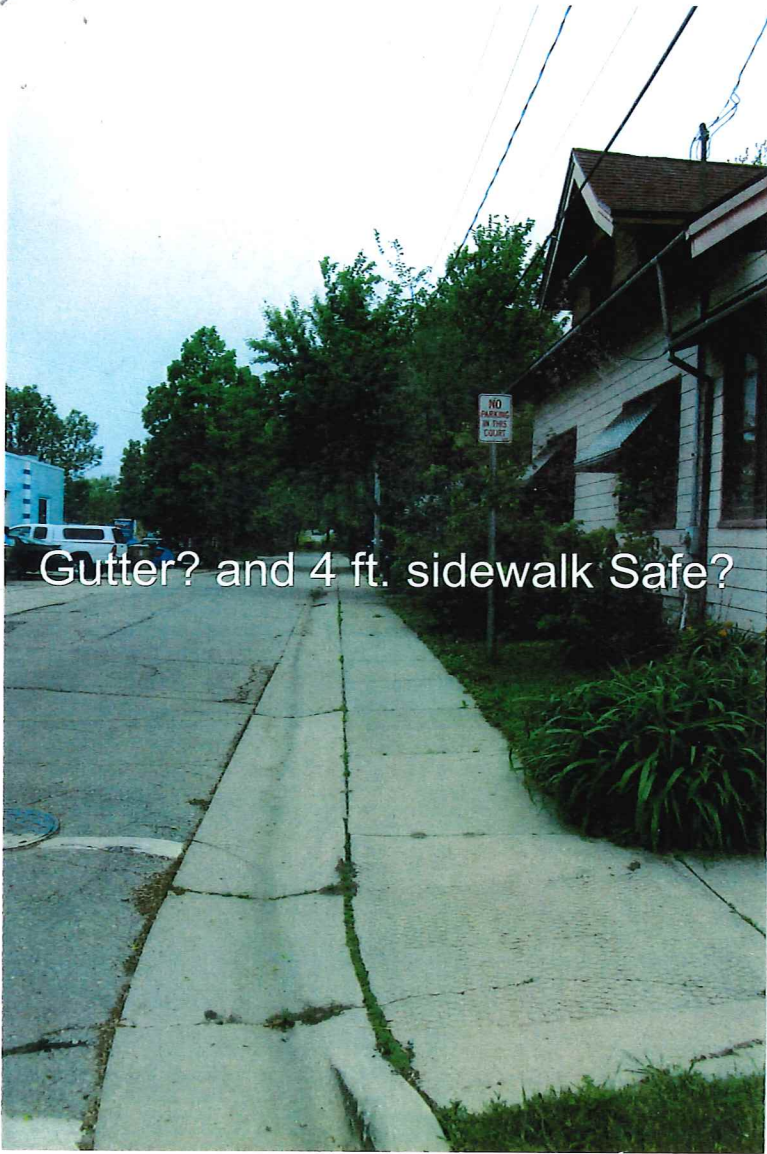
View East ~



~ Entrance Curtis Ct.

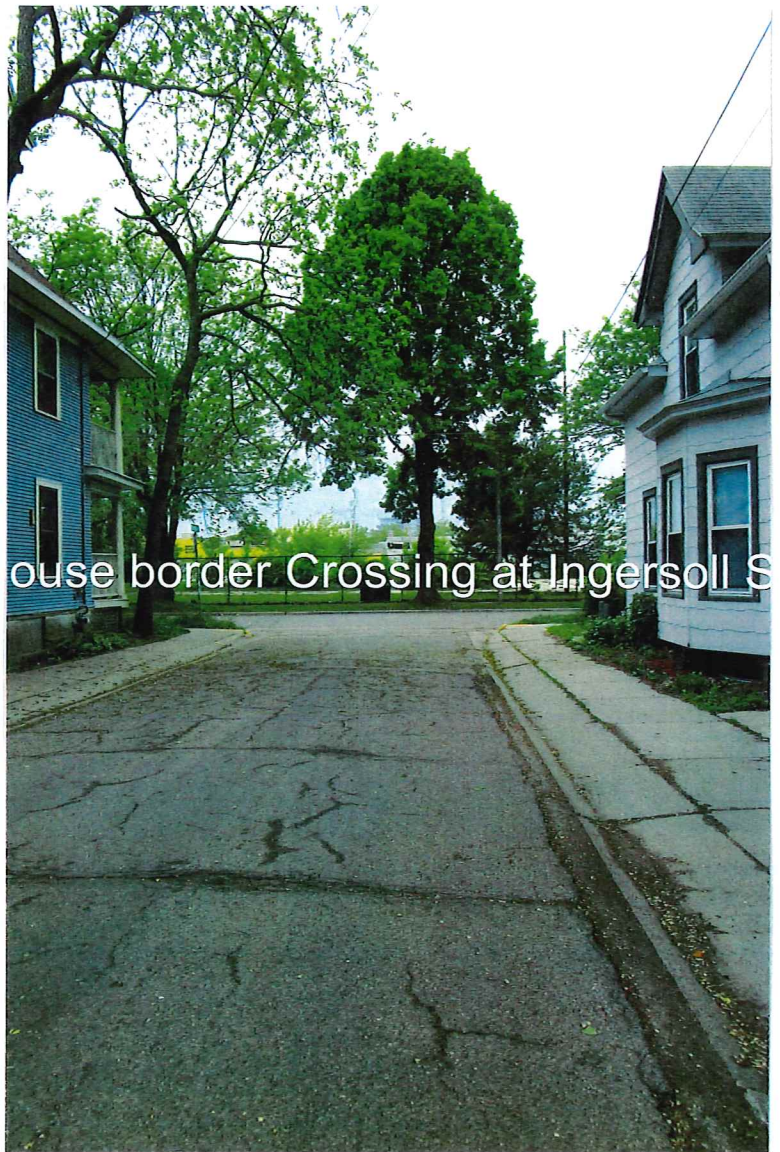


Right turn visibility on Curtis Ct



Gutter? and 4 ft. sidewalk Safe?

↑ East Corner Curtis



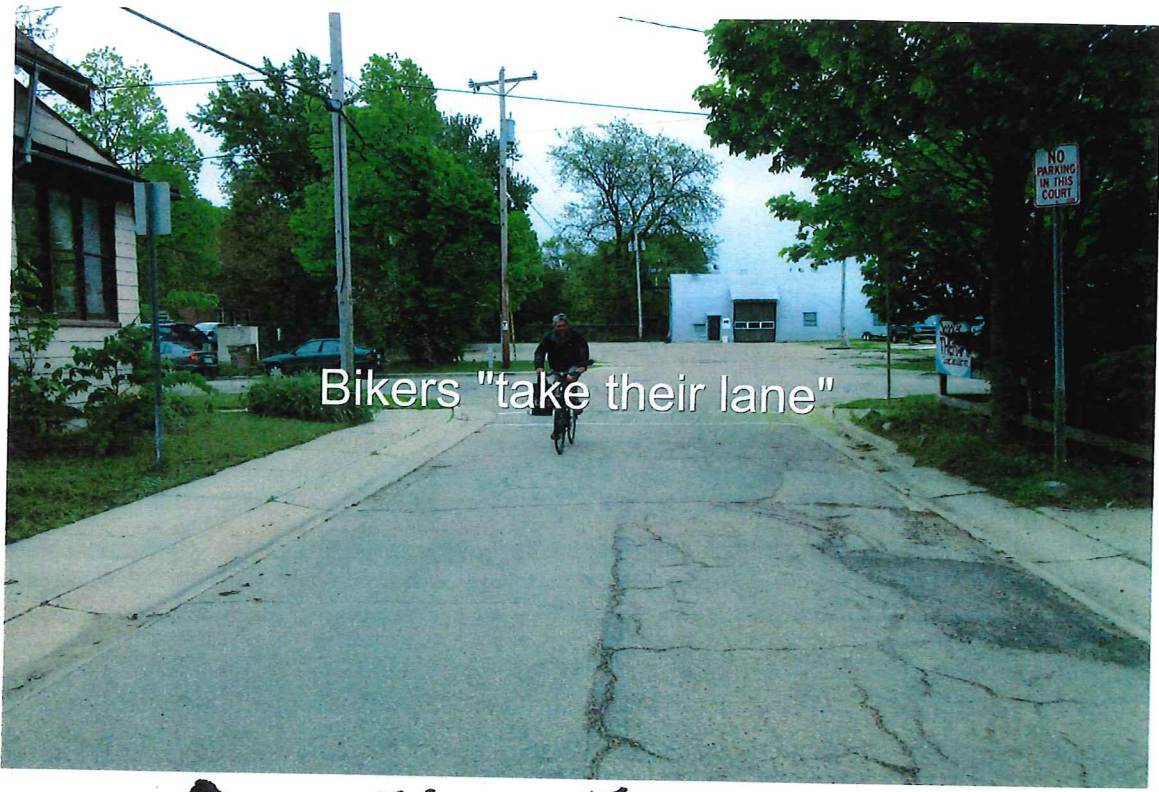
House border Crossing at Ingersoll S

↑ West Entrance Curtis Ct



WIDE Turn onto Curtis Ct. West 15 ft. from proposed McGrath Enter/Exit

Curtis Ct. East Entrance →



Bikers "take their lane"

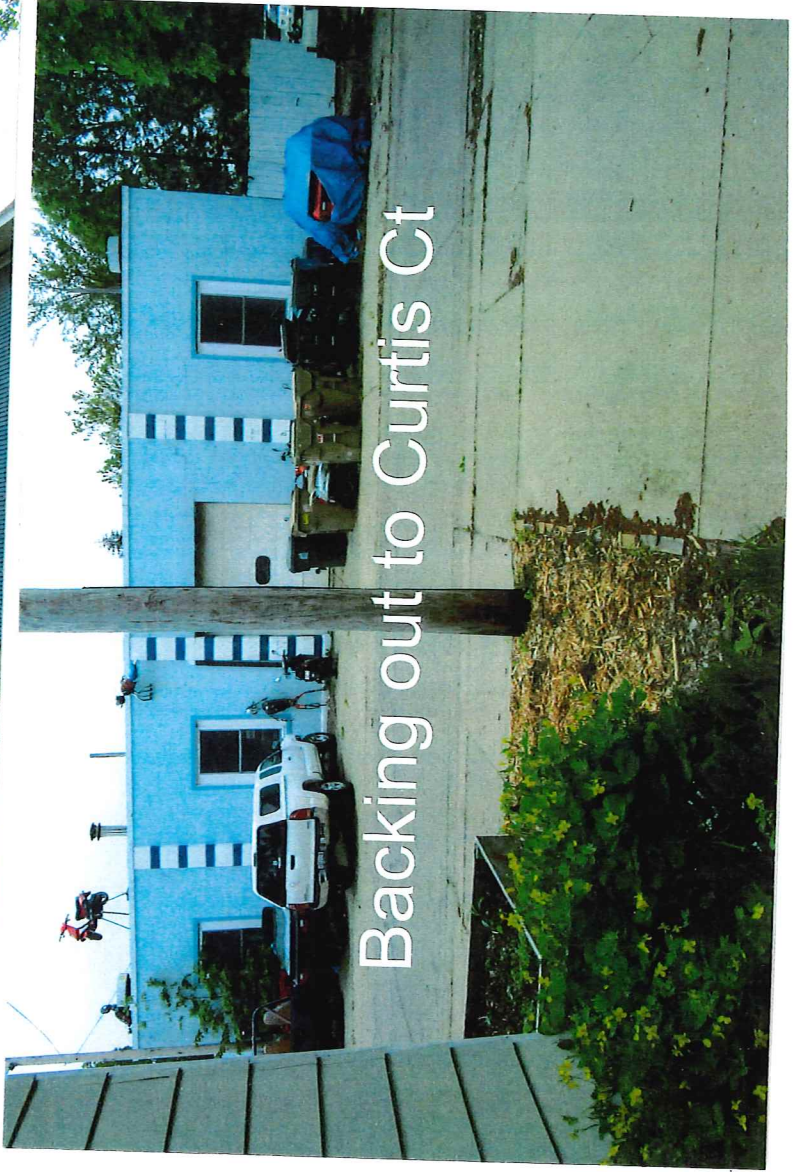


Views East Curtis

Views Backing Into Curtis 17 ft wide



Cars take THEIR LANE



Backing out to Curtis Ct

Curtis ends on Ingersoll St - West end turning reality



Street width Visibility on Ingersoll St.



Curtis street width



*West End - Ingersoll St.  
Intersection*

5/15/15

Dear Commissioners,

The enclosed letter was written about  
the full McGrath Project on the  
1200 Block of East Washington  
and

the Unit Block of Jew Street.

The Planning Commission would be dealing only  
with issues number one and two.

(The Design committee researched numbers three and  
four.)

Thank you for your interest and attention  
to our proposal as a neighborhood.

Also enclosed is a petition we have been  
circulating in the immediate neighborhood.

to the proposed McGrath Project, to a person  
people concluded our proposal made sense,  
and they had similar concerns.

We will continue to garner signatures and support.

Sincerely,

Karen Baraszak

Jeff Reinke



REGARDING THE MCGRATH PROJECT PROPOSAL 1200-1212 E.WASHINGTON  
AND THE UNIT BLOCK OF NORTH FEW STREET

Dear Commissioners,

We are writing regarding the proposed project at 1200-1212 E.Washington Avenue and the Unit block of North Few Street.

There are many aspects of the project we like. We are writing you now with some changes to the proposed project which we feel will make the project a better fit for our neighborhood. A neighborhood centered on people who have come to live and stay here.

We want Mr. McGrath to build this project and we want him to build it with the same concern for our neighborhood and its long term health and stability that we have. We do want him to succeed and we want our neighborhood to be enhanced by this project, so we submit our requests for modification of the present proposal.

We have three points to bring to your attention:

1. The proposed "Entrance -Exit" on Few Street and it's becoming " Entrance Only" on Few Street and "Exit Only" on East Washington Avenue.
2. Keep the number of units to 41- 60, in line with the Tenney Lapham Neighborhood Plan that was adopted in 2008.
3. Change the color of the building which as proposed is very dark for this heavy "Warehouse style" building. The "Warehouse style" is a common choice at this time of our cities development. This style fits with the East Washington corridor and yet not with the surrounding family housing.
4. The accents or architectural elements of interest on the building's exterior.

Number One: Car Entrance on Few Exiting on East Washington

Elyse Meuer lives directly across from the proposed driveway. This driveway goes up to ground level coming up a four feet incline. Cars exiting into Few street will have their headlights going directly into her house. There also will be some light dispersed to right and left of the driveway. The unit block of Few Street is the last to be plowed in the winter. The

exposed incline will have issues requiring diligent plowing and salting to make the ramp up accessible in the winter for the many cars trying to access the street. It can be imagined that 70 some cars will struggle, potentially being stuck or having accidents, trying to exit on Few Street. It could be foreseeable, possible scenario.

Also, cars exiting on to Few Street and going west will either, a) go left to go to E. Washington Ave. anyway; b) go right to go down E. Mifflin Street. The 1100 block of East Mifflin is a bike boulevard, residential and with families with children. Additionally Lapham School is on the 1000 block of East Mifflin Street c) going down Curtis Ct. a narrow alley with both business and many residential driveways, with no curb and gutter and no terrace on the residential side of the street and a narrow sidewalk which is used as well as the street for pedestrian, and bikers. The residential front lawns are very small so children who live there often spill into the street. Walkers also spill into the street as they walk to the Avenue Bar and this foot traffic will only increase once this project is complete and the Avenue Bar has completed its recent proposed renovation. In winter Curtis Ct., does get plowed and the business lots are plowed and there is no place to put the snow. After winter snow falls there are rows of snow residue on both sides of the street making Curtis Ct width even narrower. Both ends of Curtis Court now are hazardous to negotiate for bikes, pedestrians and cars. The width of the alley is narrow and visibility is limited by housing that comes practically to the sidewalk. Also, now E. Mifflin has a right turn no stop onto Few St. and a left turn no stop onto Few Street as well as a right turn no stop from E. Washington onto Few Street. ( I realize that these are problems that need to be evaluated by Traffic and Engineering but all of this enters into larger safety issues of this confluence of streets and adding 76 cars to this mix is a problem.)

For these important, life preserving reasons we are asking that the cars enter on Few Street and Exit on East Washington. We understand the city has a moratorium on making NEW curb cuts onto East Washington. However where the McGrath project will be placed on East Washington Avenue there are 4 existing curb cuts, 3 of which have been active for decades. (Patriot Glass has just moved out and American Auto and all their predecessors used East Washington Street as entrance and exit.)

By the project exiting on East Washington, the city will go from 3 active curb cuts to one exit.

Number Two: We are also asking that the building keep to the 41-60 units proposed by the Tenney Lapham Neighborhood Plan adopted by the Common Council in 2008, not the number the McGrath Project proposes which of 76 units. 76 units are too many units for this site. Having 76 units packed on this site, cannot really provide the building residents with livable space, adequate natural light and accessible green space. I would mention as

well, that this McGrath project only includes a "few" multiunit apartments that would be adequate housing for families. Family housing was a goal of the 2008 Neighborhood Plan for new housing developments. The 76 units will increase pedestrian traffic and the presence of 76 cars ultimately will impede safe pedestrian traffic, and safe bike traffic on sidewalks and streets. Streets in this neighborhood already experience high volume of traffic.

Further, we are aware that bigger development projects are in our neighborhoods future. The planned developments are immediately to the east of this McGrath project and these "in fill" projects will concentrate housing and intensify traffic patterns from McGrath's project site to the Yahara River. Traffic will increase throughout our neighborhood. We need to make plans on the McGrath project with an eye to these upcoming projects.

Number Three: Color of the building.

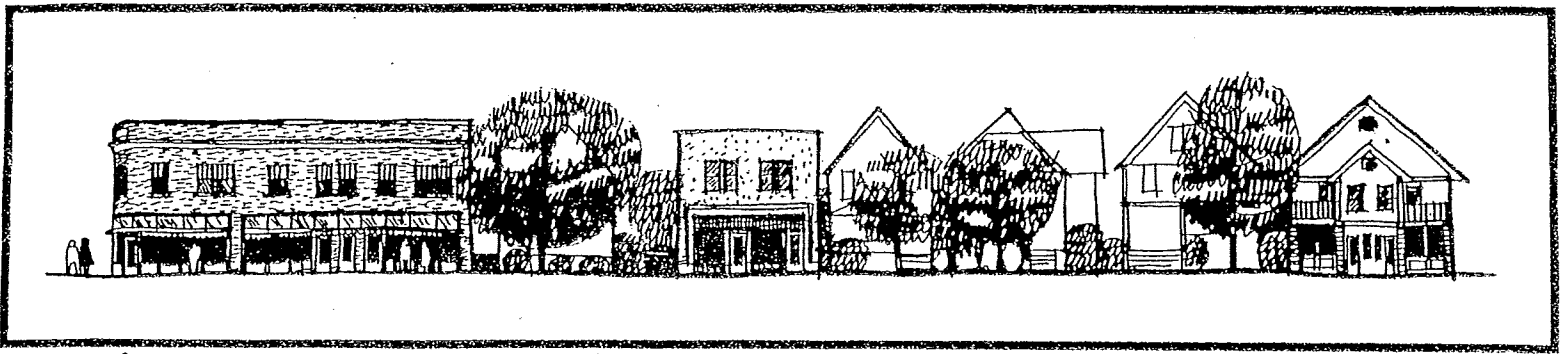
We were given "the Warehouse Architectural Style" as our one choice and we have accepted it, and we are strongly requesting that the color of the building be lighter than what has been proposed. The size of the building and its foot print and color will make this big building even more imposing. The color "red" is eye stopping and heavy, not blending with any of the surrounding housing or creating a light or spacious quality which this style of building needs.

Number Four: We request more accents, or architectural enhancements, something that makes this building interesting and not just a big building, something that creates softness in the building, helps it fit into the neighborhood of which is surrounded on 2 sides.

Submitted sincerely the neighbors of this project:

Elyse Meuer, 22 North Few Street

Jeff Reinke and Karen Banaszak, 1144 Curtis Court



REGARDING THE MCGRATH PROJECT 1200-1212 EASTON WASHINGTON & UNIT BLOCK OF FEW

May 1<sup>st</sup> 2015

1. As the 1100 and 1200 block streets of East Mifflin are bike boulevards and are residential, with families with children, and as Lapham School is on the 1000 block of E. Mifflin St. , as Curtis Court is a narrow alley with no curb or gutter and no terrace on the residential side of the street, only narrow sidewalk with pedestrian and bike traffic used by both adult and children and as the alley has multiple driveways on both the business and the residential sides of the street, as the unit block Few St. and Curtis Ct. are among the last be plowed in the winter, which causes difficult driving The initial McGrath proposal for car traffic is 76 cars "entering and exiting" in this small space, up a four foot incline on and exposed driveway to the street level and adding a significant amount of traffic activity to a pedestrian active neighborhood that has small scale tight housing close to the streets. We therefore ask that the project "Entrance remain on Few Street" and that the "Exit be changed to East Washington Avenue". The proposed site on East Washington already has 3 curb cuts that have been active for decades. This would reduce the number of active curb cuts to one and move the traffic onto East Washington, which is plowed first and can absorb the increase in traffic.
2. We are also asking that the building keep to the 41-60 units proposed by the Tenney-Lapham Neighborhood Plan and adopted by the Madison Common Council 2008, not the number the McGrath project proposes, 76 units is too many for this site and still be able to allow for green space, safe pedestrian, bike and car traffic flow while still providing live able space for both the new tenants and the neighbors.
3. The Fire Department has reviewed the project and said that the trees as they have been placed on the terrace and on the McGrath proposal site will block access for the fire ladders. Therefore we propose that the building have a smaller foot print, to allow for an adequate number of trees and maximum amount of green space and still permit the Fire Department access for their ladders.
4. The color of the building should be lighter; the present dark red of the building is visually dominant, creating the feeling of a wall at the end of the short streets of Curtis Ct. (one block) and the unit block of Few Street (one block). Lighter colors could accents the colors of the neighborhood. We would like more accents, designs on the exterior of the building to make it more visually appealing, and fit into the surrounding family neighborhood.

Submitted Sincerely by the Signing Neighbors,

## CONDITIONAL REQUIREMENTS FOR 1200-1212 E. WASHINGTON PROJECT

Submitted by Adam Schesch, owner of 1205 East Mifflin. St

Note: 1205 E. Mifflin, a 4-unit apartment building, shares a common boundary with the project. Adam Schesch, a 40-year East Side resident has owned the building for 20 years.

### PROTECTION OF THE MIFFLIN ST. RESIDENTIAL NEIGHBOR'S MATURE TREES

1. The developer must follow horticulturalist/arborist recommendations on protecting root systems from damage.

### PRIVACY AND SERENITY OF RESIDENTIAL NEIGHBORS

2. A solid 8 foot tall attractive fence or wall should be installed the length of the property line.
3. The fence should be reinforced with a line of appropriate evergreen bushes/trees with a mature minimum height of 10".
4. Any liquor license granted for this project shall terminate a 10 PM to ensure quiet for the neighbors.

### PROTECTION OF THE 100-1200 BLOCK OF MIFFLIN STREET FROM ACCELERATING, HIGHER SPEED CARS USING THE UNDERGROUND GARAGE

5. The 2-way stop sign intersection at Few St. and Mifflin St. shall be converted to a 4-way stop.
6. A speed bump shall be installed in the 200 N Few block to slow traffic.

### PROTECTION OF MIFFLIN ST RESIDENTIAL PARKING

7. Tenants of 1200-1212 E Washington will be offered a parking space at a minimal or affordable monthly fee rather than market rates to prevent them from looking for parking on Mifflin St.
8. If this is not carried out, the city will create residential permit parking for the 1100 and 1200 block Mifflin St. residents. The McGrath project residents will not be eligible for a permit.

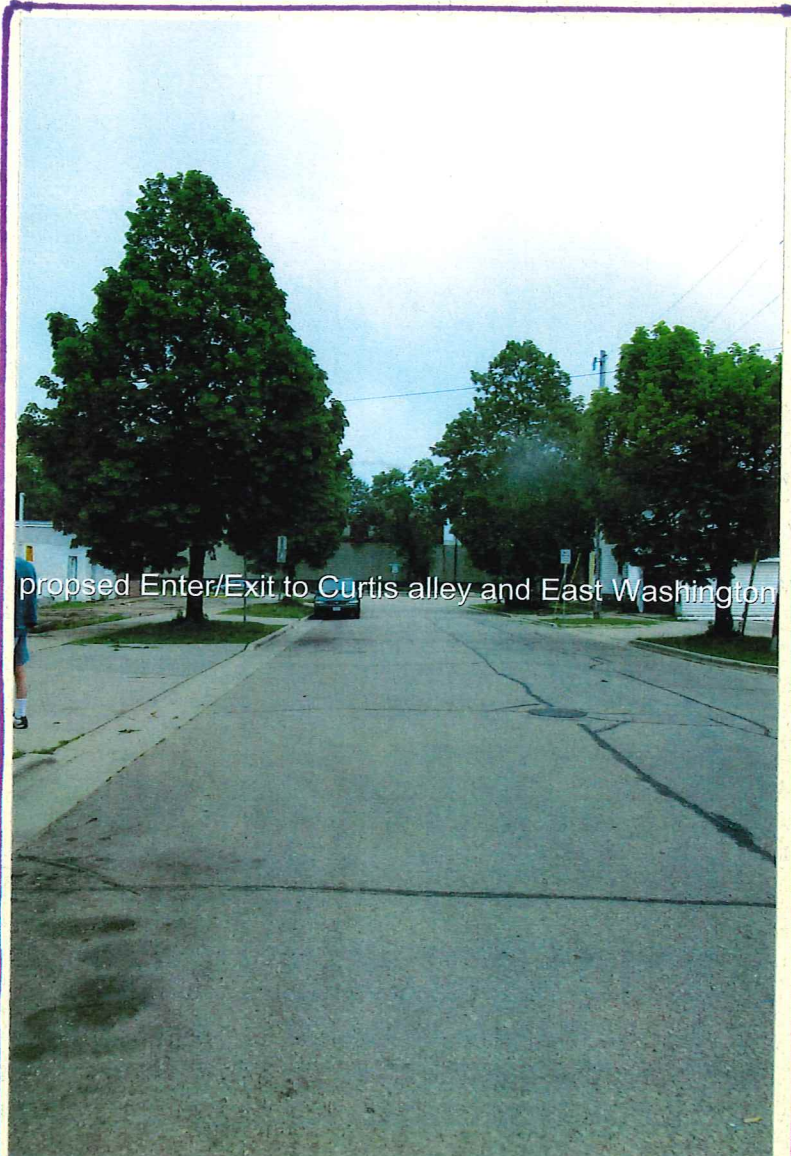
\* Home address: 18 Cherokee Cir. #201, Madison 53709

Perfect

neighborhood

Traffic

Storm



proposed Enter/Exit to Curtis alley and East Washington

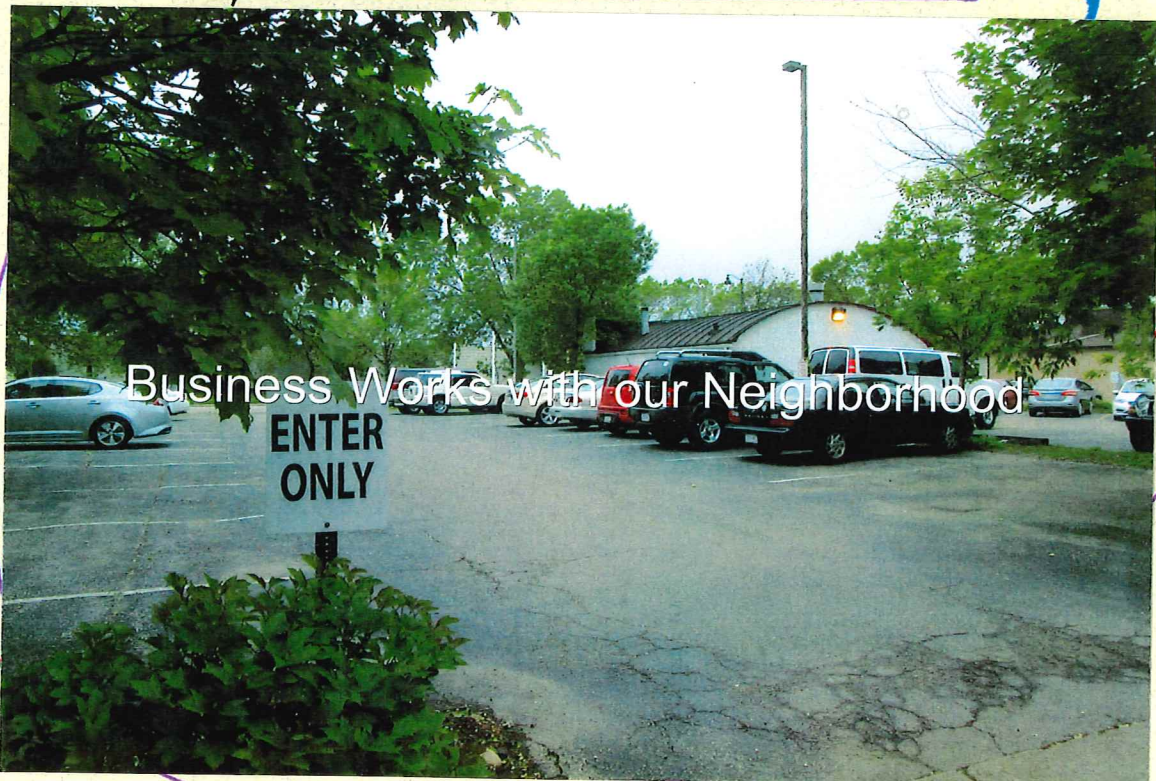
PROPOSED 1200-1212 EAST WASHINGTON FEW ST. ACCESS

Enter

Exit

"76 cars" confluence of Unit Block North Few Curtis Ct. MIFFIN EAST WASH.

Reasonable Business Solution



Business Works with our Neighborhood