

From: [Robin Buerki](#)
To: [All Alders](#)
Subject: Comments, Item 15, 10-11-22 meeting
Date: Sunday, October 9, 2022 1:31:38 AM
Attachments: [Common Council 10-11-22, Concerns item 15.pdf](#)

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Dear Alders,

Attached are some concerns I have regarding the proposed fourteen story complex at 121 E. Wilson St.

I appreciate this chance to comment on the current plans.

Thank you for your good work on Council, with Madison's best interests at heart.

Cheers,
Robin Buerki

BLACKHAWK WAWBEEK FOUNDATION, Wisconsin Dells
Woodinville, WA Greenville, DE
Introducing Next Generations to Natural Environment

October 8, 2022

Comments for October 11 Common Council Meeting, agenda item 15

On the matter of 121 E. Wilson St, construction of 14 story mixed use building, 337 units

Four generations of my family have lived in Madison and Sauk City, so we've seen much good controlled growth over the decades. But now, as a resident of 132 E. Wilson, **I must register my opposition** to such a tall large building in the Downtown Core District on relatively narrow Wilson St., and worry there will soon be a wall of fourteen story buildings closing off open space, views of the beautiful Capitol and lake, as well as greatly limiting sunlight for existing buildings both residential and commercial.

Main concerns increased after seeing Planning Commission meeting Oct. 3rd

Is it possible to reconsider the height of new buildings on south side of Wilson, limiting to twelve stories? At twelve stories the arc of the sun would be able to peak over the new buildings to the benefit of existing buildings. Fourteen stories means a huge loss of direct as well as indirect sunlight during four months of winter, especially impacting “affordable housing” residents on lower floors of our building. The restaurants, Osteria Papavaro and Tempest will lose light and view as Wilson becomes a dark canyon for part of each year.

Street traffic and parking availability will become a problem with 337 dwelling units, as well as commercial space, with no visitor parking provided. Delivery trucks and moving vans for tenants is already a small problem on our relatively narrow Wilson St.. It's disappointing to learn that the developer has only provided a space for smaller rental trucks, not full size moving vans, apparently not knowing (or ignoring) that full size moving trucks often pick up partial loads from several customers in order to fill the truck. One member of Planning Commission pointed out the problem of delivery trucks not having adequate parking area, and what it might be like if moving trucks were at both Madison Mark and the new building at 121.

Loss of space between buildings on Wilson St. closes off the feeling of open space, views of Lake Monona and the Capitol, and will greatly impact commercial and residential building owners and tenants adjacent to 121 E. Wilson, as their windows will look at nearby wall and windows of the proposed building. The potential to connect to Law Park and the lake seems to be disappearing based on the plans discussed, with no official right of way or access for public.

I don't believe Madison must grow into a crowded closed-in city of high rises in DC District.

Thank you for your consideration of my opinions,

Robin Buerki

132 E. Wilson St., Madison, 53703