

From: [Anne Monks](#)
To: [Verveer, Michael](#); [Plan Commission Comments](#)
Subject: 139 W. Wilson project at Plan Commission
Date: Monday, February 26, 2024 7:48:50 AM

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Ald. Verveer and the Plan Commission,

I hope you will be opposing the 139 W. Wilson project at tonight's Plan Commission meeting. Under any possible future use, even as a storage facility, it offloads too much access and service demand that should be provided on site onto the sidewalk, the bike corridor, and a street that already cannot accommodate public use of the county court building. Bicyclists going downhill on the bike corridor will also be at great risk of being hit by vehicles backing through the small driveway.

300 units on such a small lot with no views? The cost of construction, next to other high rises on a lot that would be narrow for many single-family homes, will be so high at such a location it is not a viable way to build affordable housing or housing anyone would want to live in.

City staff and public officials should not let this happen.

The Bassett N.A. has previously submitted carefully considered comments about how this project does not meet basic community standards for a conditional use permit. The UDC has considered it several times and recommended against it.

Thank you for your consideration regarding this important decision,

Anne Monks
343 W. Wilson St.

Heiser-Ertel, Lauren

Subject: FW: 139 W. Wilson St.

From: Terrence Wall <terrencepersonal@gmail.com>

Sent: Friday, February 9, 2024 2:00:09 AM

To: Wachter, Matthew <MWachter@cityofmadison.com>; Tucker, Matthew <MTucker@cityofmadison.com>; Stouder, Heather <HStouder@cityofmadison.com>; Arnold 'Gabe' Mendez <sundevils98@yahoo.com>; Maurice Sheppard <mcsheppard@madisoncollege.edu>; Bradley Cantrell <bacantrell@charter.net>; Kathleen Spencer <klanespencer@gmail.com>; Nicole A Solheim <nicole.solheim@gmail.com>; Anthony Fernandez <tony.fernandez5@gmail.com>; Bannon, Katherine J <KBannon@cityofmadison.com>; John Harrington <jaharrin@wisc.edu>; Cliff Goodhart <cliffg@eua.com>; Richard Slayton <rslayton@erdman.com>; Janine Glaeser <jglaeser@cityofmadison.com>; URBAN ASSETS LLC <melissa@urbanassetsconsulting.com>; Cleveland, Julie <JCleveland@cityofmadison.com>

Cc: Bruce Bosben <bbosben@apexrents.com>

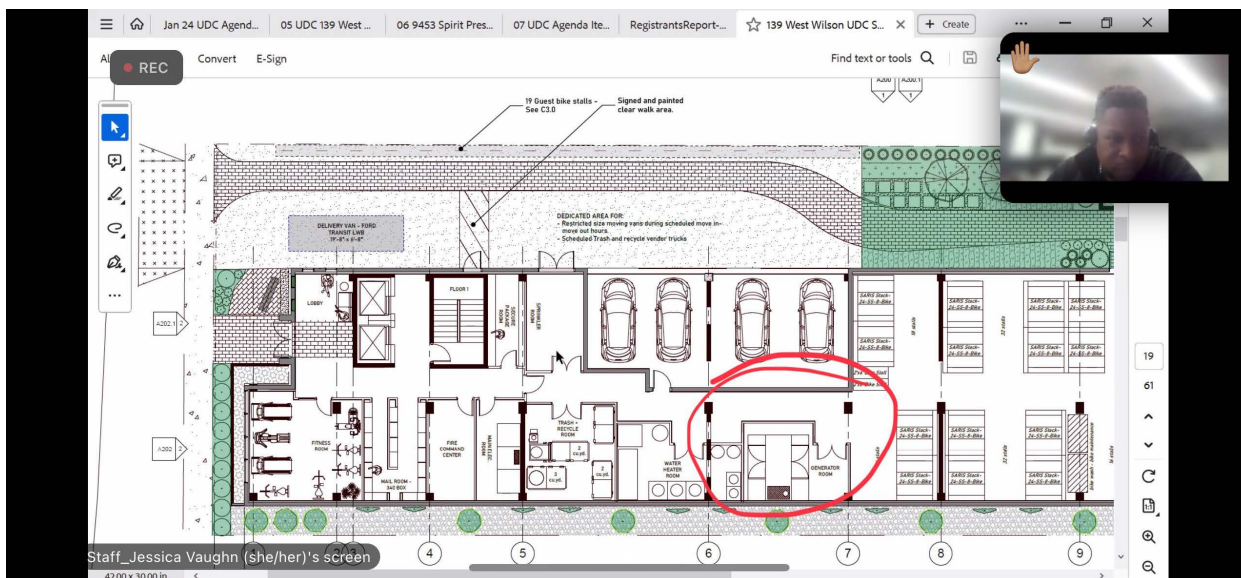
Subject: 139 W. Wilson St.

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I noticed that the proposed development at 139 W. Wilson St. has a design such that the generator exhaust (from what I can observe) would be pumped out the side of the building right into the HVAC units located on the balconies of the Apex building next door - which is located only ten feet from the proposed building. This would of course result in the residents of the adjacent building be suffocated from carbon monoxide during the hours used during monthly generator testing as well as when the generator is actually used.

The handicap stalls also lack the cross hatching to allow for the required access per code.

Also, the plan shows a driveway that appears to continue to the right (east) but there is a cliff and railroad there... where's the turnaround?



Sincerely,

Terrence R. Wall
608-345-0701

"The society that puts equality before freedom will get little of either. The society that puts freedom before equality will get a great measure of both." - Economist Milton Friedman

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