

From: Sandra Hardie [mailto:sandraha@sbcglobal.net]
Sent: Wednesday, August 03, 2011 9:02 AM
To: Martin, Al
Subject: Agenda item 23445/ 6854 Stockbridge Drive

Dear Mr. Martin,

I am writing to you regarding tonight's agenda item 23445 the 6854 Stockbridge Drive plan for constructing 86 Multi-family Units in Three Buildings. 3rd Ald. Dist.

I have serious concerns with this plan. I own the property at 409 Bailey Drive which is a one block street which intersects with Stockbridge Drive. The planned apartments would be extremely close to my home. My concerns are as follows:

- 1) The proposed density (units per acre) from the original plan of the property. The units per acre have increased dramatically in the first stage of this project and I believe strongly that this piece of the plan should then have less density to stay within the original density plan for the neighborhood.
- 2) The proposed density would dramatically increase traffic flow on already narrow streets creating many safety concerns. In addition, one driveway planned for exit on Stockbridge Dr. is in a very bad location. It is right after a bend in the street further adding to the danger.
- 3) The plan does not include enough off-street parking for the tenants. Too many cars will thus be parking along Stockbridge Drive, leaving the driving area too narrowed to allow for two-way traffic. This would further cause congestion and create more safety issues for drivers and pedestrians. We have a great number of people who walk and jog in this area so this pedestrian traffic will also increase with the units planned.
- 4) The green space in front of the buildings facing Stockbridge Drive should be enlarged to fit the profile of the neighborhood. This is a very pleasant, well planted and maintained neighborhood, and without this green space and good plantings the buildings could become a large neighborhood eyesore.

I trust you will take my concerns forward for serious consideration by the Urban Design Commission to alter the current plans.

Thank you very much for your consideration and time.

Sandra Hardie
409 Bailey Drive
Madison, WI

.