

From: Lori Studnicka [mailto:llstudni@wisc.edu]
Sent: Wednesday, August 03, 2011 1:25 PM
To: Martin, Al
Subject: Agenda item 23445/ 6854 Stockbridge Drive

Dear Mr. Martin,

I am writing to you with my concerns about the proposed plan for 6854 Stockbridge Drive (item # 23445 on tonight's Urban Design Commission meeting agenda) for constructing 86 multi-family units in three buildings, 3rd Ald. Dist. I have serious concerns about this plan because I live at 409 Bailey Drive, a one block street which intersects directly with Stockbridge Drive, and the apartments which are planned would be in very close proximity to my home. My concerns are as follows:

- 1) The proposed density (units per acre) has changed from the original plan for this property. The units per acre have increased dramatically since the first stage of this project, and I strongly believe that the density needs to remain the same as was originally proposed due to safety and congestion concerns for this neighborhood. The higher density would increase traffic flow on already narrow streets and the proposed plan would increase the pedestrian traffic significantly - we already have a large number of pedestrians who walk and jog in this area.
- 2) One driveway is planned for exit onto Stockbridge Drive right after a bend in the street making for unsafe and dangerous conditions for both drivers and pedestrians.
- 3) The plan doesn't include enough off-street parking for the tenants. Too many cars will be forced to park along Stockbridge Drive creating a narrowed street and one that is barely passable for two-way traffic. Pedestrians will be trying to cross the road in-between parked cars with increased risk to themselves and the oncoming drivers.
- 4) The green space in front of the buildings facing Stockbridge Drive should be enlarged to fit the climate of the neighborhood. The neighborhood is currently a very pleasant, well planted and maintained area. Without this enlarged green space and good plantings the buildings would look out of place and would become an eyesore for the neighborhood.
- 5) Lastly, but not of least concern to myself and others in my neighborhood, building apartments instead of owner-occupied condos, as was in the original plan for this area, will negatively affect our home values.

I trust that you will take my concerns forward for serious consideration by the Urban Design Commission. Thank you for your time and consideration.

Lori Studnicka
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