

1/3/14

Dear Mr Parks,

I am writing in regards to my opposition to the McGrath design for redeveloping 149 East Wilson Street.

I've been an owner at the Marina since 2006 and fully understood at the time, that something might be developed next door at some point. This is the wrong concept and design, however.

There have been many comments against the scale/density/design of the proposed project.

One point that I can add is that of the 39 units on the Marina side with no view, they will be facing the 60 or so A/C condensers that cool the Marina.

The efficiencies facing 100%, the one bedrooms, look around facing 25-30% according to the McGrath plan.

They tend to run/roar from May 1 to October 1st.

These wouldn't be my first choice if I was renting.

It just seems like the wrong design for a very valuable piece of downtown lake shore property.

Thanks Mr. Parks,

Sincerely,

Robert Whitlock
East Wilson Street

Timothy Parks
City Planning Commission
City of Madison

Dear Mr. Parks,

Please register my opposition to the proposed apartment building development at 149 E. Wilson Street in Madison. The effect alone on property values of the neighboring buildings will include view loss, daylight, privacy loss and more traffic. This proposed building is too large for the lot. It will block light and air, and create privacy intrusions between the Marina Condominiums building and the proposed apartment building because of the closeness of the building faces of the two buildings. Other issues are also a factor. Some of these issues are:

- 57 of the proposed 137 units or 45% of all units will have very limited views. There are 39 units that are 28' from Marina with no other view, 3 units per floor on the west side of the building floors 2-

14, 18 units are 10' from Union Transfer with no other view on the east side of the building on floors 3-8.

- A disagreement about the easement restriction in the fire lane area regarding the developer's right to remove Marina's emergency access stairway.
- The distance of the setback from the east face of the Marina Condos
- The number of units and the density of the project
- Width of the drive aisle to below grade parking areas
- Semi-loading for move in and move outs, and truck parking for commercial and residential deliveries
- Fire safety concerns during the construction due to the loss of the fire lane
- Staggering the height of floors of 149 E Wilson and Marina Condos to avoid direct line of sight.
- Privacy issues with the limited setback, windows are approximately 28' from building to building, need to consider privacy film on exterior window for Marina and 149 E Wilson
- Pet Concerns, where do dog owners go for dog business?
- Incorporation of the city's plan for a ped/bike bridge over John Nolen
- Consideration of conversion of E. Wilson St to 2-way street, How does traffic enter/exit if traffic flow changes
- Rush hour traffic congestion and concerns—there will be 4 parking ramp entrances and exits so close to each other and in an intersection. Consider a traffic study.
- The driveway lighting and light pollution to the lower units at the Marina
- Commercial space hours of operation
- Shadow study
- Construction staging and maintaining access to adjacent properties and sidewalk during construction
- Effect of construction on neighboring properties, consider providing funds for an engineering study and photograph the existing conditions prior to construction commencement.

Tim, in conclusion I'm sure you are already aware of all the issues mentioned above. But the reality is we are all living in condominiums that have a value significantly less than our purchase price. This proposed apartment complex will add many more units to a city that is becoming over-populated with rental units (1500 units in 2013 with another 2200 due to come on line). If this project goes through, it is a sign that our city leaders no longer care about the integrity of our city.

Sincerely,

Ron and Deborah Krantz
E. Wilson St.
Madison, WI 53703

Tim & Mike,

I am writing you today to express my opposition to the development proposal at 149 E Wilson St. As proposed I feel the building is an imposition on the neighboring properties bringing unneeded loss of privacy, light & air, as well as increases in traffic and decreased pedestrian safety.

I have had significant involvement in the neighborhood process for this project as I am the current president of the Marina Condo Association as well as having served as the chair of the neighborhood steering committee for the proposal. Having been in this position I would like to inform the city staff that the McGrath team has been less than receptive to the changes requested through the steering committee process and that very little has been changed in the project that was not requested either by city staff or required by a lack of ability to obtain easements from the railroad parcel on the John Nolen side of the property.

I am realistic that a Capitol Height limit building will be built on this property at some point and it very well could be a modified version of the McGrath proposal, but at the current time I cannot support this proposal and urge you to reject the proposal in it's current form.

Sincerely,

Lee Christensen
President of Marina Condo Association

1/2/14

Dear Mr. Parks

Please register my opposition to the proposed apartment building development at [149 E Wilson Street in Madison](#). The proposed building is too large for the lot, increases traffic in an already dense area, it unreasonably blocks light and air from the Marina Condominiums building and creates unreasonable privacy intrusions between it's proposed residents and the Marina residents because of the closeness of the building faces of the two buildings.

- Light & air, building setbacks building design, recommend tapering the corners of the building, alternate design ideas to preserve some view corridors and provide for higher quality units with views in 149
- 57 of the proposed 137 units or 45% or all units will have very limited views. There are 39 units that are 28' from Marina with no other view, 3 units per floor on West side of building floors 2-14, 18 units are 10' from Union Transfer with no other view on the East side of the building on floors 3-8
- Disagreement about easement restriction in the firelane area regarding developer's right to remove Marina's emergency access stairway.
- Distance of the setback from the East face of the Marina Condos
- Number of units and density of the project
- Width of the drive aisle to below grade parking levels
- Semi Loading for move in and move outs, and truck parking for commercial and residential deliveries
- Fire Safety Concerns during construction due to loss of fire lane
- Staggering height of floors of 149 E Wilson and Marina Condos to avoid direct line of sight from ex: 2nd floor of Marina to 149 E Wilson
- Privacy issues with the limited setback, windows are approx 28' from building to building, consider privacy film on exterior windows for Marina and 149 E Wilson
- Effect on property values of the neighboring buildings, view loss, daylight, privacy loss, traffic

- Pet Concerns, where do dog owners go for dog business?
- Incorporation of the city's plan for a ped/bike bridge over John Nolen
- Consideration of conversion of E. Wilson St to 2-Way St, how does traffic enter/exit if traffic flow changes
- Rush hour traffic congestion and concerns with having 4 parking ramp entrance/exits so close to each other and in an intersection, consider traffic study
- Driveway lighting and light pollution to lower units at the Marina
- Commercial Space hours of operation
- Shadow Study
- Construction Staging and maintaining access to adjacent properties and sidewalk during construction
- Effect of construction on neighboring properties, consider providing funds for engineering study and photograph existing conditions prior to construction commencement

Thank you for your attention to this matter.

Sincerely

Dr. Mutlu Ozdogan
E Wilson street
Madison WI

Dear Mr. Parks:

Please register my opposition to the proposed apartment building development at 149 E Wilson Street in Madison. The proposed building is too large for the lot, increases traffic in an already dense area, it unreasonably blocks light and air from the Marina Condominiums building and creates unreasonable privacy intrusions between it's proposed residents and the Marina residents because of the closeness of the building faces of the two buildings.

I strongly object to the construction of the apartment building at 149 E. Wilson.

Thank you.

Jennifer Brown
E. Wilson

Hello Tim,

Please accept this email as my note, as a resident of downtown Madison and specifically the Marina building, in opposition of the current proposed plans for 149 E Wilson. The proposed development is flawed in many respects and should undergo major changes before being accepted by the City. In its current format, the proposed development will negatively affect property values and quality of life for all nearby residents.

Specifically, here are a few key reasons for opposing the project that relate directly to the Downtown Urban Design Guidelines:

A.3. a. "designs should provide attractive, safe and creatively designed yards, courtyards, plazas, sitting areas or other similar open spaces for building residents." This building will have nothing like that, whereas if the footprint was set back there would be room for a small outdoor plaza at street level that would provide all residents with a seating area and a view of the lake.

A.3.b. "All residents should have access to some form of open space..."This building will have nothing like that, whereas if the footprint was set back there would be room for a small outdoor plaza at street level that would provide all residents with a seating area and a view of the lake.

B.1.a "The proportions and relationships of the various architectural components of the building should consider the scale of other buildings in the vicinity." The current McGrath design is a monolithic cube occupying every possible square inch of the lot designed only to provide maximum possible financial benefit to the developer. The footprint and size of the building create a cramped, claustrophobic atmosphere in this area when some setbacks or breaks in the "massing" of the proposed building would go a long way toward relieving that and the feelings of animosity that the Marina neighbors now have for this building. We have asked and asked Lance McGrath to consider tapering the corners to enhance the amount of light and the views for both buildings. Why is it good to have residents in both buildings with *nothing* to look out at but each others' living spaces 28 feet away?

B.1.b. "Articulation of buildings in both plan and profile may help break up the mass of large buildings. Stepping back the upper floors from lower floors may be appropriate to minimize overall scale and minimize shadow effects." McGrath's proposed building is in serious need of setbacks, stepbacks and articulation to break up it's monolithic cube design.

B.1.c and d. Compromise of views and creation of shadows is a serious problem with this building. No financial information made available to support the developer's claim that any redesign of the building that would reduce square footage would make the project unfeasible. The Urban Design Commission should refer this project back to the developer for a serious redesign.

Best Regards,

Timur Yarnall
CEO/President

Dear Mr. Parks,

I am a resident of the Marina at 137 E. Wilson, and am writing to register my concerns in regard to the proposed construction of a 127 unit apartment building on the 149 E.Wilson site.

Other owners of condominiums in the Marina have listed a number of concerns, and I agree with all of them. However, my main concern is that this will result in a very dangerous traffic problem. Imagine the number of cars exiting from three buildings in the

morning, when traffic is high, or entering the buildings at night when visibility is low, in addition to the traffic from King and Butler streets which end on Wilson.

It should be noted that there is a great deal of pedestrian traffic on E. Wilson. Increasing traffic emanating from a large parking garage will make walking dogs, pushing baby buggies, etc. more hazardous, and will be a special hardship for older persons like myself who uses walking aids and can't walk faster to avoid the traffic. Even crossing the street would be a real problem for me. The loss of space for dropping someone off from the airport, etc. would result in double parking that could cause further traffic problems. Also, huge mounds of snow piled up on the street will make it even more difficult for pedestrians to cross, to say nothing of the effect of such barriers for maneuvering one's car up Wilson Street.

Also, you might not realize that when Wilson Street is slightly slippery (a frequent event known to the Marina and other residents in the area), getting over the small hill is actually a real problem that often requires a running start but how could one back up for a running start with increased traffic? And I haven't even addressed the problems associated with putting a two-way driveway to the new building's parking garage in the narrow space between the buildings.

I cannot imagine the city approving a project that would result in such crowding and dangerous traffic problem, and if the construction is approved, I believe it only fair that the increased car insurance costs (including repairs not covered by insurance, such as scraping against other cars) be subtracted from property taxes. The same should obtain for home owner's insurance, because the ability to control fires will be decreased due to limited access for fire trucks, and our home owner's insurance will increase accordingly. Also, I would expect the city to decrease the high property taxes currently paid by residents of the Marina, since squeezing another huge building into a small space impacting on the quality of life of Marina residents will inevitably lead to significant decrease in the value of our property, and therefore lower taxes from Marina condo owners.

My brother who lives in New York city was shocked, because even in N.Y. (which has much less available space than Madison) would not create such a crowded situation. A 12 story building was initially approved for construction across the street from my brother's condo, but after evaluating the problems associated with increased density, the city only permitted the building to be six floors high. I hope the city of Madison will have the same insight, especially since there are areas on the other side of Wilson Street that could provide a site for building a tall building without compromising the neighborhood.

Lorraine F. Meisner

Mr. Tim Parks
City of Madison Planning Department
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

Re: Development of 149 East Wilson Street, Madison WI

We write to express our opposition to the proposed development of *McGrath Property Group, LLC* and *Inventure Capital, LLC* regarding 149 E Wilson Street, Madison WI.

Quite simply the proposed project is poorly conceived and will negatively impact the residents of Marina as well as surrounding areas. This proposal adds no value to the city of Madison. Major issues with this proposal include the size of the proposed facility relative to the available space, resulting in unreasonable loss of light, air and privacy to the residents. No other facility in Madison, or for that matter downtown Chicago, intrudes to this level. This proposal is designed to generate the maximum revenue to the developer and completely ignores the interests of the existing owners and renters in this area. Amongst the specific issues of concern, we list a few critical examples below.

- Light & air, the building setbacks and design, we recommend tapering the corners of the building, alternate design ideas to preserve some view corridors and to provide for higher quality units with views in 149 E Wilson
- 57 of the proposed 137 units (45 %) will have very limited views. There are 39 units that are only 28' from Marina with no other view, 3 units per floor on the West side of the building floors 2-14, 18 units, are 10' from Union Transfer with no other view on the East side of the building on floors 3-8
- Disagreement about easement restriction in the fire-lane area regarding the developer's right to remove Marina's emergency access stairway.
- Distance of the setback from the East face of the Marina Condos
- Overall number of units and density of the project
- Width of the drive aisle to below grade parking levels
- Semi-loading for move-in and move-outs, and truck parking for commercial and residential deliveries
- Fire Safety Concerns during and after construction due to loss of fire lane function
- Staggering height of floors of 149 E Wilson and Marina Condos to avoid direct line of sight for example: 2nd floor of Marina to 149 E Wilson
- Privacy issues with the limited setback, windows are approximately 28' from building to building, consider privacy film on exterior windows for Marina and 149 E Wilson
- Effect on property values of the neighboring buildings, view loss, daylight, privacy loss, traffic
- Pet Concerns, where do dog owners go for dog business?
- Incorporation of the city's plan for a pedestrian/bike bridge over John Nolen
- Consideration of conversion of E. Wilson St to 2-Way St, how does traffic enter/exit if traffic flow changes
- Rush hour traffic congestion and concerns with having 4 parking ramp entrance/exits so close to each other and in an intersection, consider traffic study
- Driveway lighting and light pollution to lower units at the Marina
- Commercial Space hours of operation
- Sun shadow study
- Construction Staging and maintaining access to adjacent properties and sidewalk during construction
- Effect of construction on neighboring properties, consider providing funds for engineering study and photograph existing conditions prior to construction commencement

These and other concerns have simply not been discussed or dealt with. The developers have systematically ignored any and all suggestions and are completely non-responsive to these inquiries. This is in contrast to the recent interactions between the developer (Brown) and the city regarding re-development of residential property or for that matter the Overture related developments on State Street. In these case there was considerable dialog and accommodation by the developers in response to the neighborhood and the city.

Respectfully
Paul and Florence Deluca
Marina

Dear Mr. Parks

Please register my opposition to the proposed apartment building development at 149 E. Wilson St. here in Madison. The proposed building will be a fire trap looking to happen with life threading of peoples lives living on the second to seventh floors on the Eastside of the building
Who would ever think of designing a building that traps people in their units. Not even enough room for the firemen to get thru the firewalls on the Eastside of the building. The developer is like the DNR (do nothing right)

The proposed building is too large for the lot, and causes traffic issues in a area already having problems. Because of the closeness of the proposed structure creates privacy intrusions between the proposed residents and the Marina residents because of the closeness of the building faces of the two buildings.

Thank You for listing,

Richard & Janice McCormick

E. Wilson ST.

Mr. Parks,

Please register my opposition to the proposed apartment building development at 149 E Wilson Street in Madison. The proposed building is too large for the lot, increases traffic in an already dense area, it unreasonably blocks light and air from the Marina Condominiums building and creates unreasonable privacy intrusions between it's proposed residents and the Marina residents because of the closeness of the building faces of the two buildings.

Thank you.

Austin Schultz
E. Wilson Street
Madison, WI 53703

I am a member of 4Gs LLC., which owns unit 812 in the Marina condominiums. I lived in our condo from June, 2007 through September 17 of this year, when I moved with my wife and our young child to a house on the west side that would better accommodate our growing family. I am writing to express my strong opposition to the development project proposed for 149 East Wilson Street.

I grew up in Madison, and living in the Marina represented the realization of a dream for me. I always wanted a home in Madison, and returned to our city after ten years living in New York, Chicago, London, and Los Angeles. Madison exerted a distinct and powerful pull on me, and an important part of my interest in coming home was the opportunity to live in a urban setting with few of the disadvantages big city life entail. The Marina and the community we have built surrounding it offer this unique opportunity. Even now, living on the west side, I still feel that East Wilson Street, King Street, and the

Capitol Square are "my" neighborhood. It's a part of Madison that defines who I am, just as it defines the city.

I fear that the proposed project at 149 East Wilson will forever alter the character of our neighborhood by increasing traffic congestion and nuisance from noise, and by bringing in a large number of renters who feel less investment in the community we have built. I do not categorically oppose the addition of rental units to the neighborhood, but urge you to consider whether such a large increase is warranted, and whether it will ruin the neighborhood. I think it will.

In addition to concerns about the character of the neighborhood changing, I object to the transfer of value from all property owners at the Marina and the Union Transfer buildings to the single developer of the project at 149 East Wilson. It's unfair, and I don't understand how we got this far into the process without residents of neighboring buildings being afforded the opportunity to voice objections to the project.

Please do all you can on my behalf and that of the members of 4Gs LLC. to stop the project at 149 East Wilson from going forward.

Kind regards,
Revere

Revere Greist
Waypoint Health Innovations

Good Morning Mr. Parks,

I am a Resident of 137 E Wilson St. I oppose Lance McGrath's proposed apartment building at 149 E. Wilson ST. I am in agreement with all of the concerns that have been brought up through our Marina Committee that is led by Lee Christensen, Mary Waitrovich, Franco Scarano, Steve Lesgold and Anita Peters. I not only live at the Marina but also work in the commercial space that is on the first floor of our building. With the proposed building I have several serious concerns. The driveway that is proposed for cars and trucks to enter and exit, move in and move outs, delivery and bicycle traffic adds up to a very serious safety issues. Lighting, noise from the garage door opening and closing constantly will greatly effect the first 3 units (Senator Baldwins, Myself and Herb franks) as well as the exhaust we will all be breathing in. The congestion of 127 apartments with 2-3 people residing in the 1, 2 and 3 bedrooms along with their pets (there is no pet area in his proposal) and the commercial space is above and beyond the density that should be permitted for such a small piece of property. The Terrace that is proposed will be 28 feet away from our building (this number does not take into consideration our patios) and at this point have no restrictions or times allowed for the Residents use.

Thank you for taking the time to read all of our emails. I look forward to meeting you on January 8th 2014.

Maria Antoinette
Restaino & Associates Realtors
www.mariaantoinette.com
Maria Antoinette Interiors

January, 1, 2014

Mr. Tim Parks
City of Madison
Department of Planning and Development
215 Martin Luther King Jr Blvd, LL100
Madison, WI 53703

Dear Mr. Parks,

As a very recent home buyer at the Marina Condominiums I would like to share with you the concerns I have regarding the McGrath development at 149 E Wilson St. One of the reasons we chose to buy in down town Madison was the quality of life offered and the continued quality of life that has ranked Madison as one of the most live able cities in the USA. The recent McGrath proposal would impact that QOL for the residents along Wilson St, King St and Butler St as well as commuters trying to reach the bike path. Until the issue regarding Wilson St remaining a one way or reverting to a two way street is resolved it would be irresponsible to build a 127 unit apartment tower without examining the impact such a tall building will have on the street scape.

One idea that should be examined is turning Wilson Street into a two way street with access limited to cars, taxis, and bikes modeled on the Martin Luther King Boulevard design, with broad speed bumps for pedestrians to restrict traffic speed. This would create a user friendly extension of the Terrace and join the Judge Doyle square project. The property at 149 E Wilson Street would be a natural extension from King St for a pedestrian/ bicycle bridge to the Capitol City bike path. Extending access to the residents and businesses along the Williamson Street neighborhood would not only be safer for the bicyclist and cars navigating the John Nolan-Wilson Street intersection, but also create new business with the increased foot traffic. On December 16, 2013, the New York Times published an article regarding the effects of new development turning once light airy apartments into gloomy lightless, airless, view less apartments. http://www.nytimes.com/2013/12/20/nyregion/in-the-shadow-of-rising-towerslaments-of-lost-sunlight-in-new-york.html?hpw&rref=nyregion&_r=1&, which is exactly what 57 of the apartments and the East side of the Marina will be turned into. The consequences of irresponsible architecture are profound on the health and well being of residents. No matter how upscale these units are intended to be, 36 of them have no view except the bedrooms and living rooms at The Marina another 21 view a solid wall at Union Transfer. The close proximity of the apartments creates unnecessary privacy issues for both the current owners at the Marina and the future residents of the apartments. It will be like living in a fish bowl for them and us, even if the floors are staggered at a certain elevation they equalize. Ask yourself if you would want to live in a home under those conditions? The proposed driveway running between the buildings is completely inadequate to allow vehicles to pass, there is no ability to turn around if needed, difficult for larger vehicles such as tow trucks to navigate and it will become a treacherous icy trench during the winter months. The environmental impact as well as the noise pollution and exhaust of vehicles and motorcycles entering and leaving will be significant to both buildings. Just because you build it does not mean people will come, the excess office vacancy rate available is a good example. There is no compelling reason to want to live in dark apartments facing walls and lacking privacy, struggle with inadequate parking, and furthermore there is no compelling reason to purchase a home under these conditions. As you are aware the 82 condominiums units on Wilson Street already have had there value

diminished just by this proposal. The city of Madison has a responsibility to protect the home values of its residents.

The proposed development does nothing to enhance or sustain the condominiums property values. If this project is approved the message is clear to all residents of Madison, the quality of your life does not matter and the city is willing to allow a few individuals to profit at the expense of its citizens.

I respectfully request that you examine this project in the context of the Wilson Street, Judge Doyle project and the public spaces that can be created to improve the quality of life for all residents in the First Settlement and attract new residents, new businesses and create an iconic travel destination.

Regards,

Lori Bondura
Owner, Marina Condo Unit
E Wilson St, Unit
Madison, WI 53703

cc: Mike Bondura, Co-Owner of Marina Unit, via e-mail
Lee Christensen, Marina Condo Board President, via e-mail
Sue Sprague, Marina Property Manager, via e-mail

Dear Mr. Parks

Please register my opposition to the proposed apartment building development at 149 E Wilson Street in Madison.

My primary concern is that the proposed building is too large for the lot and creates unreasonable privacy intrusions between it's proposed residents and the residents at the Marina and at Union Transfer. I own Unit 811 at the Marina which is on the South East corner of the Marina. The proposed building will be a mere 28 feet from the east side of my unit. Furthermore, the building will completely block all views from our east side looking both north and east.

I knew when I purchased my unit approximately two years ago that more likely than not – there would be a residential building built next door, but I never thought that the building would be so large that all east views would be obstructed! I believe an appropriate sized and shaped building would be very attractive and further enhance the downtown area, but this proposed unit is not the answer.

I'm also very concerned about the increased traffic that will be caused by this size of building. I would like to see the city or the developer present a traffic study that appropriately addresses this issue.

These are just a few of my concerns and would be available to discuss these in person if you wish to do so.

Best regards,

Bruce P. Rounds
E Wilson Street, Unit
Madison, WI

Mr. Parks and members of the Urban Design Commission,

We are the owners of Unit 1013 in the Marina Condominiums, located at 137 East Wilson Street and we want to formally register our opposition to the proposed apartment building development at 149 East Wilson Street in Madison. The McGrath building is too large for the lot, increases traffic in an already dense area, unreasonably blocks views, light and air from the Marina Condominiums and creates privacy intrusions between its proposed residents and the Marina residents because of the proximity of one building face to the other. We believe the Downtown Urban Design Guidelines also support our opposition to this development as currently proposed.

We believe the McGrath development is in direct contradiction to the Urban Design Guidelines in the following areas:

A.3. a. "designs should provide attractive, safe and creatively designed yards, courtyards, plazas, sitting areas or other similar open spaces for building residents."

A.3.b. "All residents should have access to some form of open space..."

The current design only provides for a small sitting area as part of an anticipated commercial space at the rear of the building. A building setback would allow for a small outdoor plaza at street level that would provide all residents with a seating area and a view of the lake.

B.1.a "The proportions and relationships of the various architectural components of the building should consider the scale of other buildings in the vicinity."

The current McGrath design is a 14-story cube that occupies every possible square inch of the lot designed only to provide maximum possible financial benefit to the developer and does not take into consideration the scale or architectural components of the Marina or Union Transfer. In the past five neighborhood and/or steering committee meetings with Mr. McGrath and his development team, we have repeatedly asked him to consider tapering the corners or consider other design components to enhance the amount of light and views for both buildings. In fact, when faced with the continued long list of issues from the Marina residents, Mr. McGrath has

not made any changes or concessions to address our concerns. Mr. McGrath has repeatedly said that he has to build this exact building as designed in order to “make this project work”. We believe that this is disingenuous on Mr. McGrath’s part and he has provided no documentation that this is the case.

B.1.b. "Articulation of buildings in both plan and profile may help break up the mass of large buildings. Stepping back the upper floors from lower floors may be appropriate to minimize overall scale and minimize shadow effects."

McGrath's proposed building is in serious need of setbacks, step backs and articulation to break up its monolithic cube design. The scale of his design is too large for the lot at 149 East Wilson and, in its current state, will have a detrimental shadow effect on the Marina.

B.1.c and d. Compromise of views and creation of shadows is a serious problem with this building.

We understand a 14-story building is likely to be built and there will be some negative effects on the Marina, particularly the east half of our building. Under the current proposed design, our unit would face the new building and our current dining room, master bedroom and second bedroom views of Lake Monona and the Isthmus would be completely eradicated. We have asked for design compromises that would help to mitigate the loss of light and views and that request has been refused. Mr. McGrath’s design would place his building’s windows only 28 feet from our windows on the east side of the Marina so in addition to the loss of sunlight and views, we would also be facing an extreme loss of privacy as their windows would look directly into our bedrooms, with only a 28 foot gap.

It is also disturbing to note that for potential residents of Mr. McGrath’s building, instead of maximizing the proximity of the picturesque Lake Monona, very few of his units will even have a lake view. This seems like a huge waste of the asset that this lot provides. In addition, we are very concerned about the increased volume of traffic and traffic-related hazards, commercial noise, light pollution, pet waste, and other elements that would diminish livability. East Wilson Street serves as a main transport corridor for state and city workers. The current traffic configuration already presents challenges for bicyclists, walkers and drivers.

The proposed structure will reduce air, light, and privacy to units facing east. We, as well as many of our neighbors, are concerned that with this current design and its resulting effects, may also reduce the value of all units in the building. If our residents are not able to sell for current values and more of our units become rentals, values will no doubt decrease. We believe it is absolutely crucial that the City of Madison, through the various relevant commissions, act to protect the existing properties from all of the concerns outlined in this letter and the other documentation that has been provided. From our meetings with Mr. McGrath, we believe that the only consideration Mr. McGrath is concerned with is his ability to maximize his financial benefit. We strongly believe that should not be the only consideration when a development project is being proposed. For all of these reasons, we ask that the Urban Design Commission refer this project back to the developer for a redesign. Thank you for your consideration.

Sincerely,

Michael and Anita Peters
East Wilson Street, Madison, WI

12/31/13

Dear Mr. Parks,

Please register us in opposition to the 149 E. Wilson development. We are part of the majority of Marina tenants who believe that this proposed building will cause many, many new problems for the neighborhood **as well as the city**. The McGrath proposal is too large for the lot and increases traffic in an already dangerous area. There are currently three streets intersecting, five garage entrance-exits, and extensive illegal bicycle traffic(due to one way street designs) within little over one block.

The unreasonably close proximity also adds a sixth garage drive with its projected **heaviest** traffic. It also restricts the fire lane safety, makes visitor and moving truck parking quite impossible, blocks light and air from the buildings, and creates privacy intrusions between 149's proposed residents and the Marina residents because of the two buildings facing each other.

Our opposition rests with the existing research and vision of specialists who drafted the 2012 Downtown Madison Plan, as well as zoning codes and procedures currently in place.

The McGrath proposal contradicts three of the nine "keys" identified in the Downtown Madison Plan as ways to ensure the vision of downtown's future success:

1. Ensure a quality urban environment (Key 3). By increasing density and unreasonably compressing three buildings along John Nolen Drive/Lake Monona, the plan does little to enhance the urban environment and much to degrade it. Density may be good but **too much is detrimental**. If the McGrath proposal goes forward, there will be 207 residential units (127 in the proposed McGrath project, 53 in Marina and 27 in Union Transfer) on one acre of land This may be the most dense acre in all of Madison outside of student housing. Since current and projected densities in the downtown core are not nearly as high, there is no urban planning principle that would call for this concentration of residential units and people into such a small footprint.
2. Maintain strong neighborhoods and districts (Key 4). The strength of neighborhoods depends, to a large extent, on decisions by City authorities like the one now being considered. Approval of the McGrath plan will, in all likelihood, signal to people who potentially wish to settle permanently downtown (as opposed to people who will move in for shorter periods) that they are not valued. For reasons outlined in the Marina residents' letter, it is likely that a significant number of condominiums in both the Marina and Union Transfer will be turned over into rental units. If they do, it will have been a result of the disruption brought about by an ill-conceived development. The fabric of the neighborhood will be weakened, not maintained or enhanced.

3. Enhance livability (Key 5). Adding a significant volume of traffic and traffic-related hazards, commercial noise, light pollution, pet waste, and other elements will diminish livability. This is of particular significance along East Wilson street because of its function as a daily transport corridor for state and city workers. Many walk or ride their bikes, and the concentrated traffic will raise the potential for accidents along E. Wilson street and on its sidewalks(already accident-prone).

The proposed development at 149 E. Wilson St. squarely contradicts Conditional Use Zoning approval standard no. 3, which states that "The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner." **Clearly, in this case they will be.** The proposed structure will reduce air, light, view, and privacy to units on the east. It will likely reduce the value of all units in the building; and, over the course of a few years, will turn a mostly stable, long-term residential community into a community that suffers from a higher turnover rate.

Sincerely,

Robert A. Jeglum
Violet L. Jeglum
E. Wilson St.
Madison, WI 53703

12/30/13

Dear Timothy Parks,
I own condo #1313 in the Marina building 137 E. Wilson Street.

Please register my opposition to the proposed apartment building development at 149 E Wilson Street in Madison. The proposed building is too large for the lot, increases traffic in an already dense area, it unreasonably blocks light and air from the Marina Condominiums building and creates unreasonable privacy intrusions between it's proposed residents and the Marina residents because of the closeness of the building faces of the two buildings.

- Light & air, building setbacks building design, recommend tapering the corners of the building, alternate design ideas to preserve some view corridors and provide for higher quality units with views in 149
- 57 of the proposed 137 units or 45% or all units will have very limited views. There are 39 units that are 28' from Marina with no other view, 3 units per floor on West side of building floors 2-14, 18 units are 10' from Union Transfer with no other view on the East side of the building on floors 3-8
- Disagreement about easement restriction in the firelane area regarding developer's right to remove Marina's emergency access stairway.
- Distance of the setback from the East face of the Marina Condos
- Number of units and density of the project
- Width of the drive aisle to below grade parking levels
- Semi Loading for move in and move outs, and truck parking for commercial and residential deliveries
- Fire Safety Concerns during construction due to loss of fire lane

- Staggering height of floors of 149 E Wilson and Marina Condos to avoid direct line of sight from ex: 2nd floor of Marina to 149 E Wilson
- Privacy issues with the limited setback, windows are approx 28' from building to building, consider privacy film on exterior windows for Marina and 149 E Wilson
- Effect on property values of the neighboring buildings, view loss, daylight, privacy loss, traffic
- Pet Concerns, where do dog owners go for dog business?
- Incorporation of the city's plan for a ped/bike bridge over John Nolen
- Consideration of conversion of E. Wilson St to 2-Way St, how does traffic enter/exit if traffic flow changes
- Rush hour traffic congestion and concerns with having 4 parking ramp entrance/exits so close to each other and in an intersection, consider traffic study
- Driveway lighting and light pollution to lower units at the Marina
- Commercial Space hours of operation
- Shadow Study
- Construction Staging and maintaining access to adjacent properties and sidewalk during construction
- Effect of construction on neighboring properties, consider providing funds for engineering study and photograph existing conditions prior to construction commencement

I appreciate your support of making the correct decision.

Happy New Year.

Sincerely,

Patrick Heaney

Patrick J. Heaney, PhD
NCD Technologies, LLC

V I A E - M A I L T O tparks@cityofmadison.com
December 30, 2013

Mr. Tim Parks
City of Madison
Department of Planning and Development
215 Martin Luther King Jr Blvd, LL100
Madison, WI 53703

Dear Mr. Parks,

I am writing to express my opposition to the currently pending proposal for development of 149 E Wilson St., and to respectfully request your consideration of the following concerns:

PROPERTY VALUES: The negative impact to surrounding property values could be significant. We purchased our Marina condominium over the Summer, and within a few months have witnessed the impairment of a significant portion of our home's value based simply on the anticipation of the 149 E Wilson project. I request the City conduct a property value impact study and appraisal. Without such a study, the City is not able to objectively consider the concerns of financially invested citizens.

VEHICLE CONGESTION AND SAFETY: The driveway of the proposed building is literally feet away from Marina's driveway and not much further from Union Transfer's driveway. It is also across the street from the Madison Mark apartment building's garage access. Squeezing in another driveway at the nexus of three already busy streets is a recipe for trouble for motorists, bicyclists (many of whom are on the sidewalk and/or traveling against the one way flow on Wilson Street), and pedestrians. I request the City complete a traffic study before moving forward on any decisions regarding the proposal. Without such a study, the City is not able to objectively consider the traffic concerns.

DESIGN CONCERNS: The setback of the proposed building from the Marina building is unacceptable. The lack of privacy, air, and light are extremely unpleasant for both the proposed building and the Marina condominiums. The destruction of views is also extreme, and could be mitigated through more thoughtful alternatives. The proposed driveway for the proposed building is not wide enough for two vehicles (one arriving, one departing) to pass, wreaking havoc with the traffic situation as vehicles will be forced to back out when they meet head on in the driveway.

CITY PLANNING: I respectfully submit that the City of Madison would be selling us out if this project is approved. The city has intentionally attracted condo owners to invest in downtown Madison, and we have invested substantially. Together with city leaders like you and Mike Verveer, along with business owners and residents who have also invested in downtown, we have created a vibrant and attractive urban environment. If this proposal goes forward, its opposition will be well known and it will have a chilling effect on residential sales in the district far beyond the shocking loss of property values in the immediately adjoining properties.

DENSITY: There are a lot of other and better places to build a densely packed apartment tower that doesn't wedge it in between two existing residential buildings. The density creates a neighborhood that is simply out of character with downtown Madison and our district.

ALTERNATIVES: There are a variety of alternatives possible for the site that would be reasonable compromises that also avoid the issues above. Preserving the historic building front behind the facade offers an attractive alternative as well as another consideration that needs to be carefully weighed before approval of its demolition. Other alternatives are also possible and in fact would be welcomed, such as the former proposal from several years ago, or the use of the site as a connecting plaza with a pedestrian bridge across John Nolen Drive.

CONSTRUCTION CONCERNS: The extended period of construction noise, dirt, debris, traffic, etc. is unacceptable, especially when in such extremely close proximity to so many residents. In the unfortunate event that the project is approved, I request the City consider a limit to construction hours to 5 days a week and 8 hours for each of those days, require the developer to fund periodic cleaning and general property protection for the Marina condominiums, and conduct a construction impact study addressing fire safety (since the fire lane will be closed/removed for an extended period), impact to businesses and residents, and soil stability. I also request an engineering study of neighboring properties to assure protection from such major construction in such close proximity to important structural members and supporting ground. To avoid any real or perceived bias, this study should be conducted by an independent engineering firm, not one chosen by the developer.

Finally, I also respectfully request that the City not rely on any one party's studies and assertions, but instead conduct its own studies of property value, traffic, density, construction concerns, etc. to form an objective opinion.

Thank you for receiving and reviewing these concerns as you consider the fate of a vital component of the First Settlement neighborhood.

Sincerely,
/S/ /Mike Bondura/
Mike Bondura (a/k/a John Michael Bondura)
Owner, Marina Condo Unit
E Wilson St,
Madison, WI 53703

cc: Lori Bondura, Co-Owner of Marina Unit, via e-mail
Mike Verveer, Alder, via e-mail to district4@cityofmadison.com
Lee Christensen, Marina Condo Board President, via e-mail
Sue Sprague, Marina Property Manager, via e-mail

Mr. Parks,

I own a condo at 137 E. Wilson Street, #1113. Please register my opposition to the proposed apartment building development at 149 E Wilson Street in Madison.

The proposed building is too large for the lot, increases traffic in an already dense area, unreasonably blocks light and air from the Marina Condominiums building and creates unreasonable privacy intrusions between its proposed residents and the Marina residents because of the closeness of the building faces of the two buildings.

Because my unit is on the East side of the building, on the front of the building (as opposed to facing the lake), I will be particularly affected by this new building, as will other units numbered "13." The new building would effectively remove my view of the lake from the entire back half of the unit (including master bedroom), and replace it with a view directly into the new neighbors' units, while their view would be directly into my unit and my master bedroom. This is not just a matter of losing an attractive view of the lake, although that is definitely a concern as well. It is much more concerning to lose all privacy in my bedroom, with a building and a wall of windows just a matter of feet away from my windows, always facing into each other. That's unfair, not just for me and the other residents of Marina, but also for the residents/tenants of the new building.

I could go on at length about the other issues, but I'm sure many others have done so. I simply wish to appeal to you and the City to please reconsider this decision to allow this building to move forward as planned. It will create harm for many people.

Thank you,
Steve Morris
E. Wilson St.
Madison WI 53703

12/29/13

Tim:

Please register my opposition to the proposed apartment building development at 149 E Wilson Street in Madison. The proposed building is too large for the lot, increases traffic in an already dense area, it unreasonably blocks light and air from the Marina Condominiums building and creates unreasonable privacy intrusions between it's proposed residents and the Marina residents because of the closeness of the building faces of the two buildings. Also, I understand that McGrath will be removing steps and the Marina terrace, which I use everyday to exit my building.

Sincerely, Abbie Hill
E Wilson St
Madison, WI

Dear Mr. Parks:

I am opposed to the apartment building at 149 E. Wilson St that Lance McGrath is seeking approval for on numerous grounds. My objections are on the basis of 1) severe design flaws that will impact the entire neighborhood, 2) the project's failure to conform to City of Madison conditional-use standards and 3) the vastly better options for the use of this property.

The three most extreme design flaws relate to the lack of planning for move-ins and move-outs, the unworkable design of the driveway to enter and leave the building and the paucity of units with any kind of view.

The only location for a moving truck that has been proposed is far too small for a normal-sized moving van and far too difficult for any but the most professional truck driver to back out of. It is supposed to be located just past the garage-door opening at the end of the driveway that slopes down toward Lake Monona, replacing the current fire lane between 137 and 149 E. Wilson St.

While attempting to negotiate this driveway, the truck will block all ingress to and egress from the proposed building. During winter, any ice or snow that hasn't been removed will make it virtually impossible for the truck to move. Any normal-sized moving van will need to park much further away than optimal, i.e., in front of the Marina Condominium building. This will also reduce parking on E. Wilson St., a street with too-few parking spots currently and whose parking will be at an even greater premium during reconstruction of the parking ramp at Wilson and Pinckney, to be replaced by the Judge Doyle Square development. Move-ins and move-outs will be an extremely frequent occurrence. The national average annual turnover rate for apartments is approximately 50%. With 127 units, that translates to about 127 move-ins and move-outs per year. That, if equally distributed throughout the year, would mean 2-3 moves per week. When asked about moving trucks negotiating icy conditions, Mr. McGrath said that nearly all moves will occur during the 3-4 months from May to September. If that is to be believed, there could be 6-12 moves per week or up to two moves every single day during this peak period. There is no way to accommodate two, let alone one moving van.

The design of the driveway is simply too narrow to accommodate a car entering and a car leaving at the same time, especially considering that there is a 90-degree turn at the bottom. This is a recipe for accidents. Further, during winter, it will frequently be impossible to keep the driveway clear of ice and snow, making it difficult, if not impossible, to get out via the uphill climb from the garage entrance.

The proposal touts that this site is a prime location for an apartment building due to the wonderful views of Lake Monona. Yet, a full 45% of the units will have no view of any kind and will only be able to look at the blank wall of Union Transfer or the windows of the Marina Condominium building. These views will be from less than 10 yards. It is an extremely poor use of such a prime piece of land.

The project does not conform to the City of Madison conditional-use approval standards in several ways, particularly with regard to 28.183 8a1 "The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.", 8a3 "The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner." and 13 "When applying the above standards to lakefront development under Sec. 28.138, the Plan Commission shall consider the height and bulk of principal buildings on the five (5) developed lots or three hundred (300) feet on either side of the lot with the proposed development."

With regard to 8a1, the proposed project eliminates the fire lane for 137 E. Wilson. Mr. McGrath says that the fire department considers this fire lane unnecessary. If that is so, why was it required at significant expense to the developer of 137 E. Wilson St.? There are additional concerns that there

will be traffic safety issues, especially those related to pedestrian-bicycle-motor vehicle interactions, a problem already on this section of E. Wilson St. At least one city task force has been looking into solutions for these problems. Clearly, the proposed project is not part of the potential solutions, but is rather much more likely to exacerbate these issues.

Standard 8a3 is impossible to argue with. The conditional use approval simply cannot be granted in this case as those of us living on the northeast side of the Marina Condominium building, i.e., the side adjacent to the proposed project, will clearly lose view (more than half the view from my own main living area, and all of the view from both of our bedrooms), light, air, privacy and access to passive solar heating (it is difficult to quantify, but we use surprisingly little energy to heat our condo during the winter due to passive solar hearing and this benefit will undoubtedly be lost if that side is totally blocked from the sun). Also difficult to quantify will be a probable resulting loss in property value. Approval of this project sends a clear message to those of us that made the decision to invest in downtown Madison as a choice for our permanent residence as well as to others who may consider that investment in the future that we are not valued by the city and that such a decision was/is a bad one.

The argument that has been put forth for building this apartment building on this valuable piece of land is that Madison's rental occupancy rate in the downtown area is too low. Whereas that was a good argument a few years ago to build more apartments downtown, recently built apartment buildings coupled with those already under construction appear to not only already have solved this, but perhaps to have gone too far in the other direction. In a recent article in The Isthmus (<http://www.thedailypage.com/isthmus/article.php?article=40424>), "the Madison Department of Planning and Community and Economic Development has identified more than a dozen large apartment buildings that are under construction and as many as 25 apartment complexes planned in the next couple of years." Whereas the goal has been stated that the city would like to increase the occupancy rate from about 1% to about 5%, the increase in units in the downtown area is, not including the proposed 149 E. Wilson project, going to be more like 10-20%. Margaret Watson, COO of Steve Brown Apartments is quoted as saying "In order to support all this new supply, Madison and the surrounding area need about four more Epics." She goes on to say ""Many of the developments going up today are designed to get people to reach financially to live there. They're attracting a demographic that will pay more to live somewhere new, it seems more likely that we'll end up with a selection of high-end, expensive new properties with low vacancy rates and a selection of rundown, older, more affordable properties with high vacancy rates." It is just this sort of mistake that the City Planning department should be working to avoid. If the city truly believes that more high-end rental units are needed then why is it necessary to do so at the expense of those of us who made the leap of faith in our city to buy a downtown condo? There are vastly better sites available that have very little , if any, impact on neighbors and that offer far superior views to its occupants. Further, the city has been trying to find locations for pedestrian/bicycle bridges from Wilson St. to the bike path on Lake Monona. This property would be ideal for that use.

Sincerely,

Steve Lesgold

Mr. Parks,

I am a resident of 137 E Wilson and oppose Lance McGrath's proposed apartment building as currently designed.

My reasons that relate directly to the Downtown Urban Design Guidelines:

A.3. a. "designs should provide attractive, safe and creatively designed yards, courtyards, plazas, sitting areas or other similar open spaces for building residents." This building will have nothing like that, whereas if the footprint was set back there would be room for a small outdoor plaza at street level that would provide all residents with a seating area and a view of the lake.

A.3.b. "All residents should have access to some form of open space..."This building will have nothing like that, whereas if the footprint was set back there would be room for a small outdoor plaza at street level that would provide all residents with a seating area and a view of the lake.

B.1.a "The proportions and relationships of the various architectural components of the building should consider the scale of other buildings in the vicinity." The current McGrath design is a monolithic cube occupying every possible square inch of the lot designed only to provide maximum possible financial benefit to the developer. The footprint and size of the building create a cramped, claustrophobic atmosphere in this area when some setbacks or breaks in the "massing" of the proposed building would go a long way toward relieving that and the feelings of animosity that the Marina neighbors now have for this building. We have asked and asked Lance McGrath to consider tapering the corners to enhance the amount of light and the views for both buildings. Why is it good to have residents in both buildings with *nothing* to look out at but each others' living spaces 28 feet away?

B.1.b. "Articulation of buildings in both plan and profile may help break up the mass of large buildings. Stepping back the upper floors from lower floors may be appropriate to minimize overall scale and minimize shadow effects." McGrath's proposed building is in serious need of setbacks, stepbacks and articulation to break up it's monolithic cube design.

B.1.c and d. Compromise of views and creation of shadows is a serious problem with this building. We understand a 14 story bldg is going to be built. That is going to negatively affect our entire building and particularly the east half of the Marina. What we are trying to do is mitigate the negative effects to whatever degree possible. The current McGrath design is a monolithic cube occupying every possible square inch of the lot designed only to provide maximum possible financial benefit to the developer. We think it looks terrible and the density and number of units create a cramped, claustrophobic atmosphere in this area when some setbacks or breaks in the "massing" of the proposed building would go a long way toward relieving that and the feelings of animosity that the Marina neighbors now have for this building. We have asked and asked Lance McGrath to consider tapering the corners to enhance the amount of light and the views for both buildings. Why is it good to have residents in both buildings with *nothing* to look out at but each others' living spaces 28 feet away?

Why is it good design to put an apartment building on the lake with only a small percentage of the units able to even see the lake? The only answer is to provide maximum possible financial benefit to the developer. His maximum financial benefit cannot be only consideration in what is built on that lot, but based on the degree to which he has cooperated with us up to this point, that seems to be all that matters.

No financial information made available to support the developer's claim that any redesign of the building that would reduce square footage would make the project unfeasible.

This project has evinced no attempt to create a diverse residential composition that is desirable and affordable for all types of residents, from singles to families with children. Rather its stated targets are young affluent professionals (read "Epic employees" who are also being targeted by numerous other current Madison apartment developments), and "empty nesters" both of whom we question are appropriate targets for expensive apartments with restricted views.

The Urban Design Commission should refer this project back to the developer for a serious redesign. Thank you.

Sincerely yours,
Mary Waitrovich
E Wilson
Madison, WI 53703

12/28/13

Mr. Parks,
Please note that I live at 137 e. wilson street and that I am concerned about 149 e. wilson project.

My concerns are expressed by other owners at 137 e. wilson to you. I hope that you will take our suggestions and concerns under consideration.
Daryush and Parvin Nowrasteh

Please register my opposition to the proposed apartment building development at [149 E Wilson Street in Madison](#). The proposed building is too large for the lot, increases traffic in an already dense area, it unreasonably blocks light and air from the Marina Condominiums building and creates unreasonable privacy intrusions between it's proposed residents and the Marina residents because of the closeness of the building faces of the two buildings.

- Light & air, building setbacks building design, recommend tapering the corners of the building, alternate design ideas to preserve some view corridors and provide for higher quality units with views in 149
- 57 of the proposed 137 units or 45% or all units will have very limited views. There are 39 units that are 28' from Marina with no other view, 3 units per floor on West side of building floors 2-14, 18 units are 10' from Union Transfer with no other view on the East side of the building on floors 3-8
- Disagreement about easement restriction in the firelane area regarding developer's right to remove Marina's emergency access stairway.
- Distance of the setback from the East face of the Marina Condos
- Number of units and density of the project

- Width of the drive aisle to below grade parking levels
- Semi Loading for move in and move outs, and truck parking for commercial and residential deliveries
- Fire Safety Concerns during construction due to loss of fire lane
- Staggering height of floors of 149 E Wilson and Marina Condos to avoid direct line of sight from ex: 2nd floor of Marina to 149 E Wilson
- Privacy issues with the limited setback, windows are approx 28' from building to building, consider privacy film on exterior windows for Marina and 149 E Wilson
- Effect on property values of the neighboring buildings, view loss, daylight, privacy loss, traffic
- Pet Concerns, where do dog owners go for dog business?
- Incorporation of the city's plan for a ped/bike bridge over John Nolen
- Consideration of conversion of E. Wilson St to 2-Way St, how does traffic enter/exit if traffic flow changes
- Rush hour traffic congestion and concerns with having 4 parking ramp entrance/exits so close to each other and in an intersection, consider traffic study
- Driveway lighting and light pollution to lower units at the Marina
- Commercial Space hours of operation
- Shadow Study
- Construction Staging and maintaining access to adjacent properties and sidewalk during construction
- Effect of construction on neighboring properties, consider providing funds for engineering study and photograph existing conditions prior to construction commencement

Lauren Costello
 Marina resident and concerned citizen
 Sent from my iPad

12/27/13

Dear Mr. Parks,

Please register our opposition to the proposed apartment building development at 149 E Wilson Street in Madison. The McGrath building is too large for the lot, increases traffic in an already dense area, unreasonably blocks light and air from the Marina Condominiums building, and creates privacy intrusions between its proposed residents and the Marina residents because of the proximity of one building face to the other.

We've already written a separate email to Alder Mike Verveer that explains our position in detail. We've also helped draft a letter to Alder Verveer that was signed by 36 owner/residents of the Marina (copy enclosed).

Our opposition is principled. It rests on the research and vision of specialists who drafted the 2012 Downtown Madison Plan, as well as on zoning codes and procedures currently in place.

The McGrath proposal contradicts three of the nine "keys" identified in the Downtown Madison Plan as ways to ensure the vision of downtown's future success:

1. Ensure a quality urban environment (Key 3). By increasing density and unreasonably compressing three buildings along John Nolen Drive/Lake Monona, the plan does little to enhance the urban environment and much to degrade it. Density is good to a point; too much of it is detrimental. If the McGrath proposal goes forward, there will be 207 residential units (127 in the proposed McGrath project, 53 in Marina and 27 in Union Transfer) on one acre of land--perhaps the densest acre in all of Madison outside of student housing. Since current and projected densities in the downtown core are not nearly as high, there is no urban planning principle that would call for this concentration of residential units and people into such a small footprint.

2. Maintain strong neighborhoods and districts (Key 4). The strength of neighborhoods depends, to a large extent, on decisions by City authorities like the one now being considered. Approval of the McGrath plan will, in all likelihood, signal to people who potentially wish to settle permanently downtown (as opposed to people who will move in for shorter periods) that they are not valued. For reasons outlined in the Marina residents' letter, it is likely that a significant number of condominiums in both the Marina and Union Transfer will be turned over into rental units. If they do, it will have been a result of the disruption brought about by an ill-conceived development. The fabric of the neighborhood will be weakened, not maintained or enhanced.

2. Enhance livability (Key 5). Adding a significant volume of traffic and traffic-related hazards, commercial noise, light pollution, pet waste, and other elements will diminish livability. This is of particular significance along East Wilson street because of its function as a daily transport corridor for state and city workers. Many walk or ride their bikes, and the concentrated traffic will raise the potential for accidents along E. Wilson street and on its sidewalks (already accident-prone).

Further, the proposed development at 149 E. Wilson St. squarely contradicts Conditional Use Zoning approval standard no. 3, which states that "The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner." Clearly, in this case they will be. The proposed structure will reduce air, light, and privacy to units facing west; it will likely reduce the value of all units in the building; and, over the course of a few years, will turn a mostly stable, long-term residential community into a community that suffers from a higher turnover rate.

Sincerely,

Francisco A. Scarano
Olga M. Scarano
E. Wilson St.
Madison, WI 53703

12/24/13

Dear Mr. Timothy Parks,

I'd like to voice my opposition to the proposed apartment building development at 149 E Wilson Street in Madison. While I am not against all development of the lot, I am exceedingly concerned about the proposed building. It is too large for the lot, increases traffic in an already dense area, unreasonably blocks light and air from the Marina Condominiums building and creates unreasonable privacy intrusions between it's proposed residents and the Marina residents.

Below are the list of concerns I believe should be addressed in coming up with a plan that would benefit *all* area residents and business, instead of keeping with a design that has a massive negative impact on the current -- *and future* -- residents of the area simply because of poor, unsustainable, and narrow-minded visioning.

- Light, air, and privacy concerns could be met with a change in design. tapering the corners of the new building, and alternate design ideas could maintain quality views and mean less privacy issues for *both* buildings.
- Reconfiguration of unit size and the number of units in the new building could maintain some views in the new building and preserve market value in both buildings.
- There is a disagreement about easement restriction in the fire lane area - jeopardizing space, and safety of all residents of both buildings.
- There is a fire safety concern during the more than 13 months of construction expected with the difficulty of access to the fire lane.
- There will be a massive problem with move-in and move-out trucks that is a constant issue for residents of both buildings *and* all employees and patrons of the downtown area using Wilson Street.
- This traffic issue extends to general traffic issues at high times during the week with the massive number of extra cars coming into an already busy street. A traffic study *must be done* for peak hours to try to figure what would occur on this major thoroughfare for state government workers, tourists, downtown patrons, and downtown residents at a very busy intersection.
- The effect of the construction of so large a project on neighbors (many with families), businesses, and workplaces in the area for what is planned to be practically round the clock and 7-day construction could be devastating. A thoughtful study on how to mitigate this problem should be conducted.

Thank you for attending to the concerns of the current downtown residents in how to continue to grow downtown in a sustainable manner.

Sincerely,
Kimberly Megna Yarnall

Please register my opposition to the proposed apartment building development at 149 E Wilson Street in Madison. The proposed building is too large for the lot, increases traffic in an already dense area, it unreasonably blocks light and air from the Marina Condominiums building and creates unreasonable privacy intrusions between it's proposed residents and the Marina residents because of the closeness of the building faces of the two buildings.

Steve Indra
E. Wilson St

12/23/13

Dear Sir,

I am an owner of a unit at 137 E. Wilson Street. Please register my **opposition** to the proposed apartment building development at 149 E Wilson Street in Madison.

I am concerned that the proposed building will compromise the view from the Marina Condominiums building and impose on the privacy of the Marina residents because of the proximity between the buildings. There are 39 units that are 28' from Marina with no other view, 3 units per floor on West side of building floors 2-14, 18 units are 10' from Union Transfer with no other view on the East side of the building on floors 3-8.

I am concerned about the possible negative effects on property values given view loss, blockage of daylight, privacy loss, and increased traffic in an already busy intersection.

I strongly oppose the building proposal for 149 E Wilson Street.

Thank you,

Ruthie Su
Resident E. Wilson, Marina Condominiums

City Planner Timothy Parks,

Please register our opposition to the proposed apartment building development at 149 E Wilson Street in Madison due to safety and possible liability concerns. The proposed building is too large for the lot, increases traffic in an already dense area, it unreasonably blocks light and air from the Marina Condominiums building and creates unreasonable privacy intrusions between it's proposed residents and the Marina residents because of the closeness of the building faces of the two buildings.

Respectfully, Steve and Lori Pagelow Marina

Dear Tim,

Please register my opposition to the proposed apartment building development at 149 E Wilson Street in Madison.

I have been living at the Marina Condos for almost 5 years. Traffic on E. Wilson Street has been a major concern of mine. Please review the utube video on traffic at our corner below:

<http://www.youtube.com/watch?v=QD3W09xFcaM>

The proposed building is too large for the lot, increases traffic in an already dense area, it unreasonably blocks light and air from the Marina Condominiums building and creates unreasonable privacy intrusions between it's proposed residents and the Marina residents because of the closeness of the building faces of the two buildings.

- Light & air, building setbacks building design, recommend tapering the corners of the building, alternate design ideas to preserve some view corridors and provide for higher quality units with views in 149
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- Semi Loading for move in and move outs, and truck parking for commercial and residential deliveries
- Fire Safety Concerns during construction due to loss of fire lane
- Staggering height of floors of 149 E Wilson and Marina Condos to avoid direct line of sight from ex: 2nd floor of Marina to 149 E Wilson
- Privacy issues with the limited setback, windows are approx 28' from building to building, consider privacy film on exterior windows for Marina and 149 E Wilson
- Effect on property values of the neighboring buildings, view loss, daylight, privacy loss, traffic

- Pet Concerns, where do dog owners go for dog business?
- Incorporation of the city's plan for a ped/bike bridge over John Nolen
- Consideration of conversion of E. Wilson St to 2-Way St, how does traffic enter/exit if traffic flow changes
- Rush hour traffic congestion and concerns with having 4 parking ramp entrance/exits so close to each other and in an intersection, consider traffic study
- Driveway lighting and light pollution to lower units at the Marina
- Commercial Space hours of operation
- Shadow Study
- Construction Staging and maintaining access to adjacent properties and sidewalk during construction
- Effect of construction on neighboring properties, consider providing funds for engineering study and photograph existing conditions prior to construction commencement

Sincerely,

Deb Calder
E. Wilson Street
Madison, WI 53703

Mr. Timothy Parks,

Please register my opposition to the proposed apartment building development at 149 E.Wilson street in Madison.

I agree and accept and repeat all the arguments set forth by other owners in 137 E.Wilson street (Marina Building).

with my best regards,

Levent Yurtbilir

General Manager
Forinvest LLC--Owner/tenant at Marina Building

12/15/13

Dear Mr. Parks, City Planner,

Please register my opposition to the proposed apartment building development at 149 E Wilson Street in Madison. The proposed building is too large for the lot, increases traffic in an already dense area, it unreasonably blocks light and air from the Marina Condominiums building and creates unreasonable privacy intrusions between it's proposed residents and the Marina residents because of the closeness of the building faces of the two buildings.

Signed,

Jack and Sylvia Brakarsh
Marina

Dear Mr. Parks;

Please register our opposition to the proposed apartment building at 149 E. Wilson Str. in Madison, WI. The developer is proposing to put 10 lbs. of development into a 5 lb. gag, simply put the proposed building is too dense for the site and the physical location.

127 units in the proposal, compared to the 55 units in the Marina building defies logic.

Wilson Str. cannot accommodate an additional 127 cars at this location In addition, the developer's architectural design completely ignores the privacy and line of sight issues facing the Marina's residents on the east side of their building.

Thank you in advance for your consideration of our concerns.

Respectfully,
David & Candy Anderson
E Wilson Str.
Madison, 53703