

Dear Mr. Firchow,

I want to say that it sounds as though the Weston concerned citizens group were treated courteously. I understand that the panel had read all the materials. I wish I had not been sick and unable to attend.

I also understand that your group decided to let the project go ahead at 617 Segoe without an amend to the density. This dismays and disappoints me for sure. I understand that at least one of your party had actually walked the ground and understood it was too small of a footprint for such a large building. I wonder why all of the panel had not done so. I wonder why that person decided to vote for the project even though he had experienced it as being inappropriate.

I understand that the shadow study presented was for the month of September which was disingenuously presented as the mid point of the year. That was a fine bit of inane casuistry on Mr. Stopples part. The time when we most need the sun is December through March and that is when the shadow is blocking Weston Place the most as well as the the senior center behind the proposed building.

I am terribly disappointed in my city and its officials. This is not directed at you but rather the amorphous "group" that just keeps letting poorly designed and inappropriate sized buildings to be built. Where is the accountability? It appears that Mr. Stopples and his kind have a rubber stamp even when there are serious questions and legitimate concerns that your own group even understood were problems and had reservations about. I am perplexed why the rules about density were not followed in this case and I find it profoundly disturbing to hear that the guidelines don't really mean anything unless the city wants them to mean something. I now really have to wonder what the group would actually say "no" to (other than historical preservation issues which are forced by another city group) if not for 617 Segoe or the building on 147 E. Wilson. This is not a rhetorical question. How are citizens to have any faith or trust in their government when that government does not follow their own stated rules and guidelines? This whole experience has revealed to us what the meaning of a "moving target" is in government and that the citizen does not have any meaningful recourse for their defense against the "grinding wheel of progress".

Again, I thank you for your time and the consideration shown toward the Weston Place members and for hearing me out again,

Nancy Jane Peirce  
Weston Place

## COMMENTS FOR PLAN COMMISSION MEETING

Thank you . My name is Karen Schwarz and I live at Weston Place, an adjacent property to the proposed project at 617 N. Segoe Rd.

Please understand that we are not objecting to redevelopment on this site. However, from the standpoint of COMPATABILITY with other structures on adjacent properties, function, visual appeal and access, the proposed building is at an INTENSITY that FAR EXCEEDS what is considered to be "reasonable" according to the City's Comprehensive Plan, especially in areas of function and access.

While Weston Place set a precedent for higher-density land use, it is important to note that Weston Place has LESS THAN HALF THE DENSITY and MORE THAN TWICE THE PARKING compared to the 671 project.

Building set-backs from the property line of 617 are minimal, as little as 4 feet at the SE corner of the building. At the NE corner, it is only 30 feet from the lot line when measured perpendicular to the lot line rather than the measurement that appears on the plan. Unlike the Sawyer Terrace building, which is corner to corner 60 ft from Weston Place actually faces surface parking lots for 7 of its 8 stories. 617 has a FULL 11-STORY EXPOSURE to Weston Place at residential levels. This is a VASTLY DIFFERENT SITUATION, and SIGNIFICANTLY DIMINISHES QUALITY OF LIFE due to limited natural light and EXTREME close proximity. The 5-story Overlook building on Frey St. is across a full street width from Weston Place, or about 100 feet between building facades Any proposed developed on the DOT property would be across a full divided boulevard. 617 is barely 45 feet at its closest point, and averages only 70 feet from Weston Place. It should also be noted that the Sheboygan Ave. apartments are adjacent to a large public open space (Rennebohm Park), the building facades are separated by much greater distances, and the building set-backs from the street are significantly greater.

The impact of the total project includes parking issues. 617 has very little guest parking and LESS THAN 1 parking stall per bedroom (actually, only 0.8 per bedroom). Virtually everyone, other than students living near campus, has a car. They may not use it for going back and forth to work or school, but they still use a car on a regular basis. Where will they park when the underground parking is full? Lack of adequate parking also has a negative impact on function and access for everyone in the immediate area.

The City staff report indicates that traffic volume in and out of 617 would be similar to the drive-up at the bank that was previously on this property. However, traffic for that particular bank was primarily walk-up due to its proximity to the Sheboygan Ave. apartments. And it should be noted that the bank is no longer there for a reason – not enough business! Therefore, traffic in and out of 617 will be much higher than experienced by the former bank.

Weston Place has HALF the impact compared to the 617 proposal in terms of INTENSITY OF USE and parking provisions to support the ACTUAL DAILY USE of the building. So, the real question is this: Is another 12-story building appropriate TODAY in SUB-urban setting? This is NOT downtown Chicago. It is not even near campus or downtown Madison . I realize that the Comprehensive Plan recommends not exceeding 60 dwelling units/acre, and that I live in a building that does exceed that by 50%, But 198 dw/acre is more than THREE TIMES that recommendation. A smaller physical envelope in terms of height, density and physical separation would address most of our concerns which are function, compatibility with the immediate surroundings, and most of all QUALITY OF LIFE.

In summary, this proposal is the equivalent of putting 198 lb of corn in a 60 lb sack.

Thank you.

Karen Schwarz, N. Segoe Rd Madison, WI 53705