

From: Ron Shutvet]
Sent: Tuesday, September 20, 2016 12:14 PM
To: Martin, Alan; Carter, Sheri; Eskrich, Sara
Subject: Jade Garden Redevelopment Plan Comments

September 20, 2016
To: Urban Design Commission
Re: Jade Garden redevelopment Proposal Plans

While the architect has improved the appearance of this proposed building considerably and addressed many of the concerns of the nearby residential property owners and the UDC, the building is still too tall in relation to the residential properties that border this property on two sides. This is the major issue with the nearby property owners.

One property owner has a house that has photoelectric solar power panels on his roof that is less than 150 feet away from the proposed new building. Other nearby property owners have been contemplating on installing solar power panels on their roofs and have been researching the steps to make this happen. These properties on Emerson Street all have roofs with good southern exposure. It appears that there are approximately 7 nearby properties on Emerson that will be affected by shading of their yards and roof areas at different times of the day. The worst shading will be during the winter months when the sun tracks lower in the sky during the day. The existing solar studies that have been done are inadequate and need to be more complete with full videos of the shadow footprint as the sun tracks across the sky for all 4 seasons of the year.

The architect has stated that some of these properties are also affected by nearby trees that also partially shade some roofs during part of the day, however trees can be trimmed or cut down to improve solar gain to a proposed roof top solar collector. This proposed building cannot be modified once it is built.

I believe that the proposed 4 story building with a partial fifth floor is too tall in relation to the nearby residential properties for this reason. Furthermore, the proposed building will act as a wall and block the afternoon sun from penetrating to the yards of these properties and thus diminish the use and enjoyment of the property by putting it in the afternoon shadow of the proposed building. No more enjoying sitting in the back yard or front yard, as the case may be, to enjoy the afternoon sun as it sets.

At 4 stories plus a partial fifth floor from a Park Street perspective, the proposed new building will appear as a 5 story building with a partial sixth floor to the nearby property owners on Emerson Street. This is due to the fact that the Emerson Street properties are about 8 feet lower than Park Street. This sharp contrast from a tall apartment building to two story single family homes should not be tolerated.

It is obvious to me that the owner of the Jade Garden and her architect are stubbornly going for the rooftop fifth floor to gain view of Lake Monona and the isthmus over the tops of the trees in the neighborhood at the expense of the existing use and enjoyment of neighboring residential properties. This should not be allowed to happen.

Furthermore, consider the properties along the West side of Park Street in this area. In just a matter of the next few years, steps will be taken to redevelop all of these properties on the west side of Park Street. Those who redevelop these properties will want to go for additional height to achieve the same sought after magnificent view of downtown Madison and Lake Monona. They will have to put additional floors on their proposed buildings to get over the top of the Jade Garden building to gain that same magnificent view for as many units as possible. And so goes it. Taller and taller all at the expense of the nearby two story single family homes.

This proposed building must be capped at three stories with a partial fourth floor for the rooftop social room and mechanical areas. Also, the architect should work to reduce that footprint and height of the mechanical areas on the rooftop as they act to make the rooftop area essentially a fairly large additional

floor rather than a rooftop. The architect says that the redevelopment is not feasible without the extra floor, however there are many three story apartment and mixed use buildings that have been recently built or under construction all over the city. I just cannot believe that a three story building is not economically feasible.

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