

From: wordofmouthrevisited **On Behalf Of** Max Scoll
Sent: Monday, October 16, 2017 10:04 AM
To: Parks, Timothy <TParks@cityofmadison.com>; Rummel, Marsha <district6@cityofmadison.com>
Subject: 131 S. Fair Oaks Avenue

Good Morning Tim,

I am opposed to the conditional use permit for 131 S. Fair Oaks Ave as the design currently stands. I believe the building as planned is contrary to a number of conditional use requirements from the City's Zoning Code specifically Sec 28.183 items 8,9, 12 and 14. I may be misunderstanding some or all of them. Item 8 "The uses, values, and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished." item 9. "...creates an environment of sustained aesthetic compatible with the existing or intended character of an area..." item 12. "When applying the above standards to an application for height in excess of that allowed in the district, the Plan Commission shall consider recommendations in adopted plans the impact on surrounding properties, including height, mass, orientation, shadows and view architectural quality and amenities the relationship of the proposed buildings with adjoining streets, alleys, and public rights of ways and the public interest in exceeding the district height limits." item 14. "The excess height is compatible with the existing or planned character of the surrounding area, including but not limited to the scale, mass, rhythm, and setbacks of buildings and relationships to street frontages..."

I am also concerned about Emmett/Garrison becoming more of a short-cut street. We already have lots of speeding cars going well above posted between 7-9 AM and 4-6 PM. Adding 160 cars will only make the street less safe for the dozens of children who cross the street to the park and swings everyday.

Additionally I have witnessed 2 bike/car accidents at the poorly controlled intersection of the bike path, Emmett, Fair Oaks Ave this summer. Adding 160-300 cars daily in close proximity to that intersection without an additional traffic signal or bike light will only increase the danger to cyclists and pedestrians at that intersection.

Finally- I am discouraged the the applicant pushed the issue without notice from Oct 2 to Oct 16th.

I will not speak for my neighbors, but am encouraging them to contact you and other officials to voice opposition to the plans as they stand. The residents of Emmett and Garrison are dismayed by the design, looming shadow, and safety concerns this project presents. I am not against density or development on this site- but I believe the developer should be held to the standards stated by the city for conditional use and traffic safety. This project developer has further significantly misrepresented the neighborhood feedback both in responses to the UDC and the Isthmus. The feedback from the neighborhood meeting was that this was being jammed down the neighborhoods throats and the set-back was all we're getting. The revised designs aren't even available to the public as they're not on the DPCED website.

Regards,

Max Burke-Scoll
Resident ■ Garrison St. Madison, WI