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From: e.a.woolsey  
Sent: February 13, 2018 2:39 PM  
To: Parks, Timothy <TParks@cityofmadison.com>  
Cc: eawoolsey@[REDACTED]  
Subject: Grove Apartment Proposal

February 13, 2018

Tim Parks, City Planner  
[tparks@cityofmadison.com](mailto:tparks@cityofmadison.com)  
Plan Commission

Dear Tim,

I am writing to comment on the Grove Apartments Proposal by MSP Real Estate for the development of two apartment buildings on Cottage Grove Road and Johns Street. I understand the city's objective of urban infill and reduction of sprawl and have attended meeting visioning the remodel of the Atwood - Cottage Grove Rd intersection. In addition, I have attended a MSP Real Estate presentation of their apartment proposal. I have no objection to infill at this location but do object to the scope of the project. The Apartment complex is right next to a neighborhood of single family one and two story homes which range in size from ~ 850 sq.

ft. to 2500 sq. ft. with foot prints of less than 1500 sq. ft. The proposed development is out of character with the neighborhood. While four stories are marginally acceptable for the unit on Cottage Grove Rd., the L shaped unit of four-story/three-story building is out of place and character with the neighborhood. A 3-story segment of the building on Johns street is right next to and across from 1-1/2- story single family housing. I might add that the design of the building is also out of context with the existing neighborhood. I have looked at the architectural rendering of the project and find it interesting that there is no perspective of the project looking from Busse Street or from Johns Street towards the direction of Cottage Grove Road. I think at the very least, the L segment of the proposal should be no more than 3-stories high parallel to Cottage Grove Rd. and the segment on Johns St. no more than 2-stories high. This is also in accord with the view of the visioning exercise conducted for the Atwood /Cottage Grove Road hub regarding height of new construction.

Thank you for all your time and hard work,

Ed Woolsey  
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Madison, WI [REDACTED]