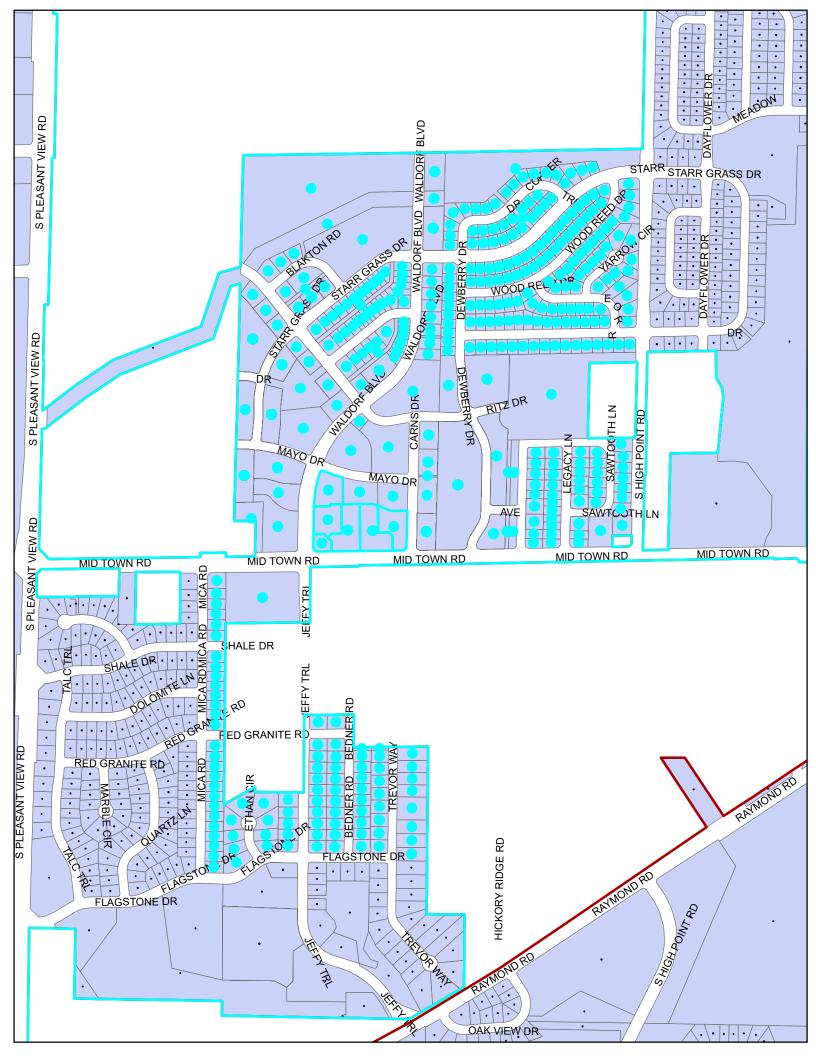
Neighborhood Meeting: Proposed Development at Mid Town Road and Waldorf Boulevard Thursday, November 21, 2019 - 7:00 p.m. King's Kids Academy - 8133 Mansion Hill Avenue

Notes

Early in Design

- 1. All market rate housing
- 2. All apartments/no
- 3. Will Mid Town be widened?
- 4. Mid Town (wider road) any planned
 - a. Gammon/Raymond Road
 - b. Will be widened/don't know when?
 - c. Setback no
- 5. Increase volume of traffic will there be a signal?
 - a. Traffic impact study. RT in, RT out
- 6. Volume at bottom of road
 - a. Any impact on homeowners
 - b. Who pays for this?
 - c. Residential mixed use/still be looked at
- 7. Smaller scale
 - a. 38-unit building
- 8. Who maintains the road
 - a. Waldorf to South Gammon Road
 - b. City up to Marty Road
 - c. Mid Town is a city street
- 9. Parking
 - a. Stalls what is the average parking out of concern now
 - b. Other apartments 1.4 average parking spaces
 - c. Alternate side parking parking into residential parking
- 10. Retail space, retail that will do well, empty space
 - a. High end restaurant X
 - b. Colectivo Coffee X
 - c. Kwik Trip X
 - d. High end retail
 - e. Project carries construction cost of the building. Project success/anchor
 - f. Coffee house
 - i. 1½ down the road
- 11. Cost of development/construction costs
 - a. Affordable rent
 - b. Works, fits, affordable
- 12. J Cape who are they?
 - a. Historical background of developer
 - b. Minneapolis, 4 projects in design and construction
- 13. Amenities/no discussion/early in project

- 14. Building #2 1st build
 - a. Roof top/party room
 - b. Social room
 - c. Adult interaction
 - d. Fitness center
 - e. Lease walk building to scale
 - f. Afford to nice amenities
- 15. Vacancy rate/low/affordability/exterior lighting plan too early in process
 - a. May, June, July, August break ground
 - i. 2020 2021 open/aggressive time table
- 16. If we get all our entitlements
 - a. Stay at 3 buildings
- 17. Density discussion
 - a. 55.9 units per acre
 - b. Building out to the density
 - c. Efficiency
 - d. Transportation
 - e. Rent
 - f. Taxes
- 18. Construction vehicles
 - a. Staging area off the streets
 - b. Will not need to park on the street
- 19. Concern parking
 - a. Consider adding additional parking
 - b. Continue conversations with City re: parking
- 20. Preliminary application will be online
 - a. Submit to City December 11 (idea world)
- 21. Second building
 - a. 85% of rent up, stabilized
 - b. Confident to start design of next building
- 22. Rezoning for all 3 buildings
 - a. Construction documents/one building
- 23. Madison Stormwater run off/water problem
 - a. Retention basin, underground stormwater retention
 - b. 10-year storm event
 - c. 100-year storm event



Dear Neighbor,

Please join me for a neighborhood meeting where we will hear about a development proposal for the open properties on the block bounded by Mid Town Road, Waldorf Boulevard, Mayo Drive, and Carns Drive. The proposed development would include three multifamily buildings with a total of approximately 256 apartments and approximately 255 structured parking spaces and 100 surface parking spaces. Approximately 4,000 square feet of retail space is proposed for along Waldorf Boulevard. The buildings would generally be four stories high with some areas of the buildings being five stories as the grade drops away. This proposal would require a modification to the current Planned Development (PD) zoning, and it would also require review by the Urban Design Commission.

Thursday, November 21, 2019 7:00 p.m. King's Kids Academy 8133 Mansion Hill Avenue

I look forward to seeing you on the 21st.

Barbara Harrington-McKinney Alder, District 1 district1@cityofmadison.com 1-608-205-8682

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PRINT NAME	PRINT ADDRESS	PRINT EMAIL ADDRESS	√ if you want to receive District 1 updates by email	√ if you want your email address to remain confidential
Hathy Weisensel	8253 Mayo Dr 312 7055 PD VeroMa Wo			
Linda Budziszewski	5014 Raymond Rd Madison	linda budziszews Ki Ognain	l.com	
Kon Budzeszewski Kris Budiszewski	190 1 Carns Dr 404	ronguda tols. net Krishudzsyegnail com		Dlease?
Jan & Roger Raberts *T.J. (Val *	1802 Dealerry Dy	roger, roberts 4575 @gmail.c tjandvalsemail@gmail.com	D99	
Sandy Johnson	1901 Corns Dr. 0 107 S118 Blakton Rd 410	Smyohuso @ charter, net	got these	Please
Mike Drescher	8754 Starr Grass Dr	mikefiles@hotmulican	V	/
DAN & ROBIN MCCARTAY	2325 TREXOR WAY MADISON	MCC. FAMILY. INFOR GMAILRON		annote mall bridge or a second second
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NEIL KOVEN DIMA	1625 WALDORF DLVD \$204	mad penguin@ icloud . com		
Bruce Green	8201 Mayo Dr	greenlank @ gmeigl. Com		V
KEVIN FIRMOW	215 MARTIN CUTHER KING SA BUD		1	
Bernaditte Phiel	8113 BroadmoorSt	barhielagmail.com		
JIM + JEAN SPILBURG	5 CLASSIC CIRCLE	JIMSPILBURG & GHAIL. COM		
Carol Randels	1804 Dewbery Dr.			
Katherine Snellgrove	1810 Dewberry DE	snellgvovek @ anail.co	n	
Danielle Kielhofer	1901 Carns Dr (301)	«Kielhoferd @gmail.com		
KARL SCHWENK	13294 ALPORF	KARLSCHWENKOCHART	R. NET	V
AARON BACKER	1421 WALDORF	INFO @ WHICS, NET		
Sherry Yu	1721 Carus Dr.	shorn Oblueridge merdison		•