

Friday, May 15, 2020

RE: 133 E. Lakeside Street (VFW) Development

Dear Urban Design Commission Review Board,

The Bay Creek Neighborhood Association is submitting the following graphics and this letter in response to the proposed development at 133 E. Lakeside Street, which is the current location of the VFW post 1318.

Although our neighborhood is not outright rejecting this proposed development, we feel it does not consider previous planning efforts conducted by the City (2005 South Madison Neighborhood Plan) and complement the existing architectural character of the neighborhood. During a neighborhood meeting on Thursday, April 2nd hosted by the City, the development team presented plans in which the neighborhood residents provided feedback. The most recent plans shared by the development team (dated April 17, 2020) do not accommodate the requests by the neighborhood residents or address the necessary site improvements suggested during the April 2nd Meeting.

We hope the attached graphics help illustrate the scale, architectural details, and character that exist in Bay Creek and the disconnection the proposed development has to the neighborhood and the overall character of Madison. Summarizing comments from the neighborhood meeting and illustrated in these graphics, the proposed development lacks:

- Appropriate scale with existing architecture
- Cohesiveness with neighborhood materiality and detail
- Adequate site connections and safety standards for pedestrians and bicyclists at Sayle, Lakeside, and John Nolen

Per Kevin Burrow's letter to UDC dated April 17th, he pointed out that development will act as a gateway to our neighborhood as well as the City of Madison. We ask that the UDC members consider this site as a gateway to our neighborhood as well as the City and ask if this is an appropriate aesthetic and character that reflects Bay Creek and the overall City of Madison – we strongly feel it does not.

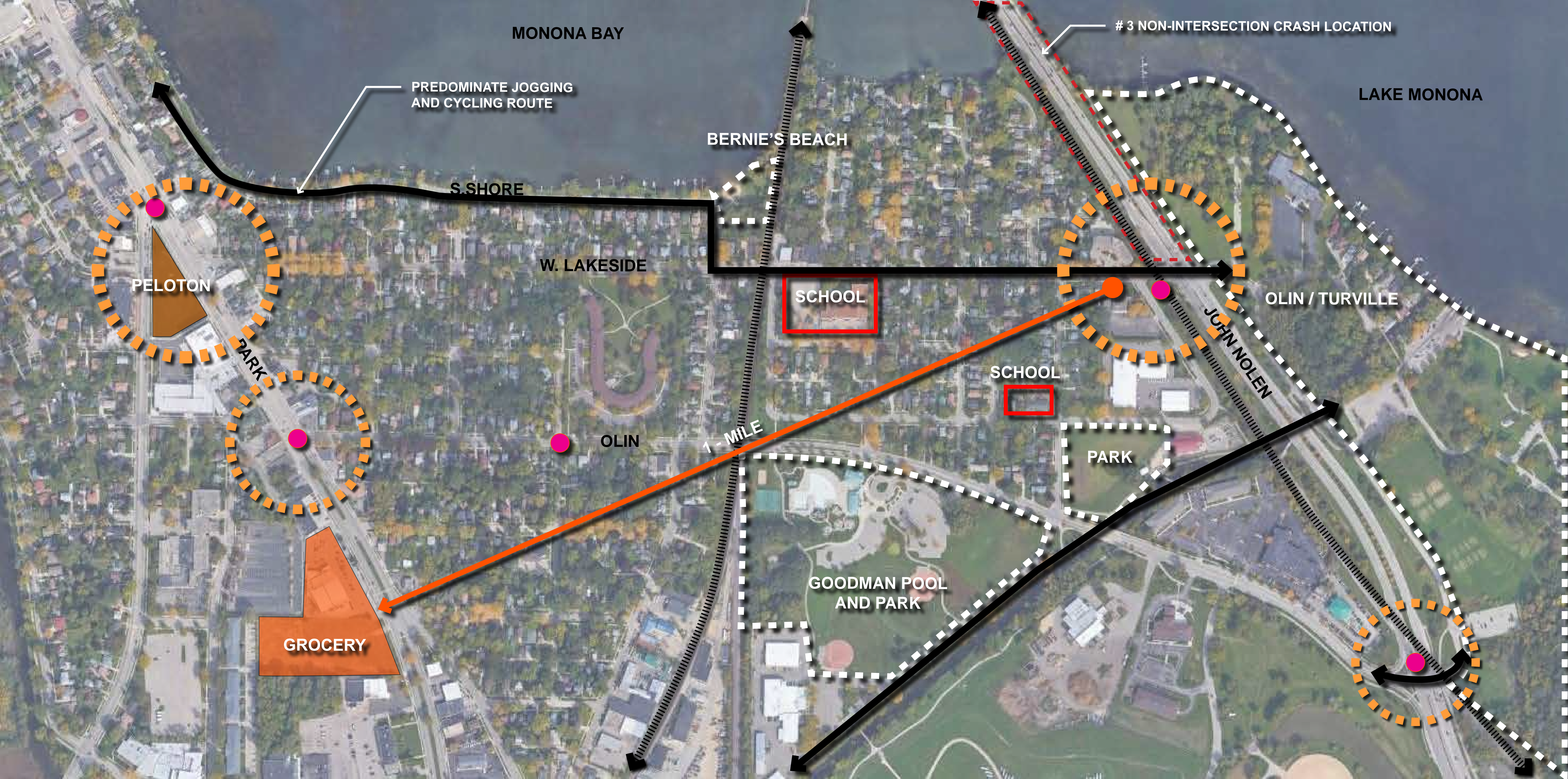
Following a typical UDC meeting process, we are hoping we will have a chance to present these concerns to the UDC. In particular, we'd like to present these graphics and our thoughts on the proposed development. Please let us know how this will be carried out within a virtual setting.

Sincerely,

A handwritten signature in black ink, appearing to read "Andy Meessmann". The signature is fluid and cursive, with the first name "Andy" and last name "Meessmann" clearly distinguishable.

Andy Meessmann, PLA on behalf of Bay Creek Residents





NOTES:

1. No speed control on Lakeside (no stop signs the entire length)
2. Several official City reports dating back to 2005 suggested traffic control measures to reduce vehicular speed on Lakeside.
3. 1/4 mile walk (5 minutes) is as far as most people are willing to walk before driving (Congress for the New Urbanism)
4. John Nolen, within the Bay Creek Neighborhood, is ranked as the 3rd highest non-intersection crashes (City of Madison's 2018 Crash Facts)

5. 2025 proposed reconstruction of JN from Olin to north of causeway
6. Limited bicycle safety facilities or directional signage or road markings within the neighborhood

LEGEND - EXISTING CONDITIONS

- NEIGHBORHOOD GATEWAY
- PRIMARY PEDESTRIAN/CYCLE CONNECTION
- RAILROAD
- TRAFFIC CONTROL SIGNAL



IMAGE 1



IMAGE 2



IMAGE 3

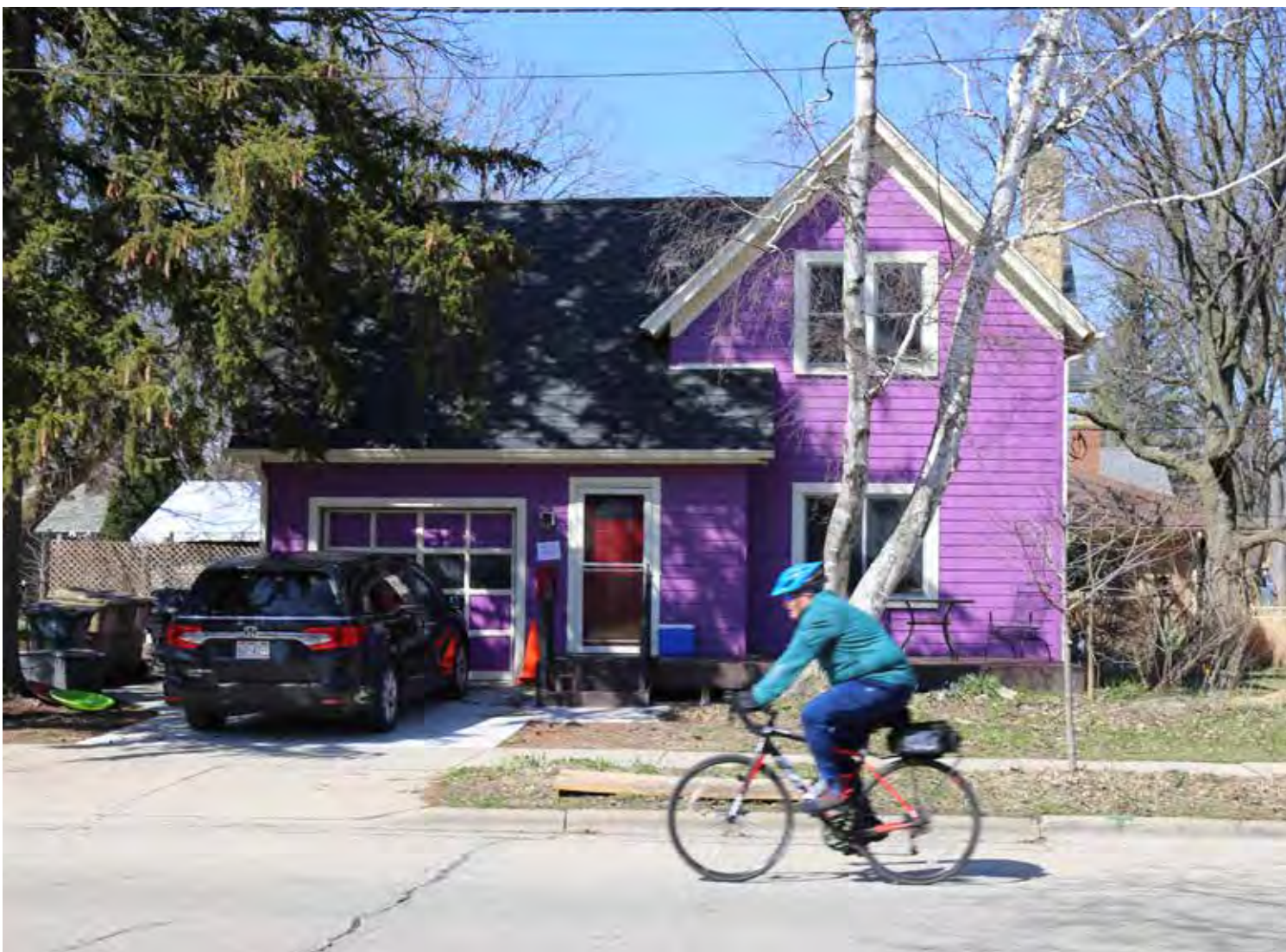


IMAGE 4



IMAGE 5



IMAGE 6

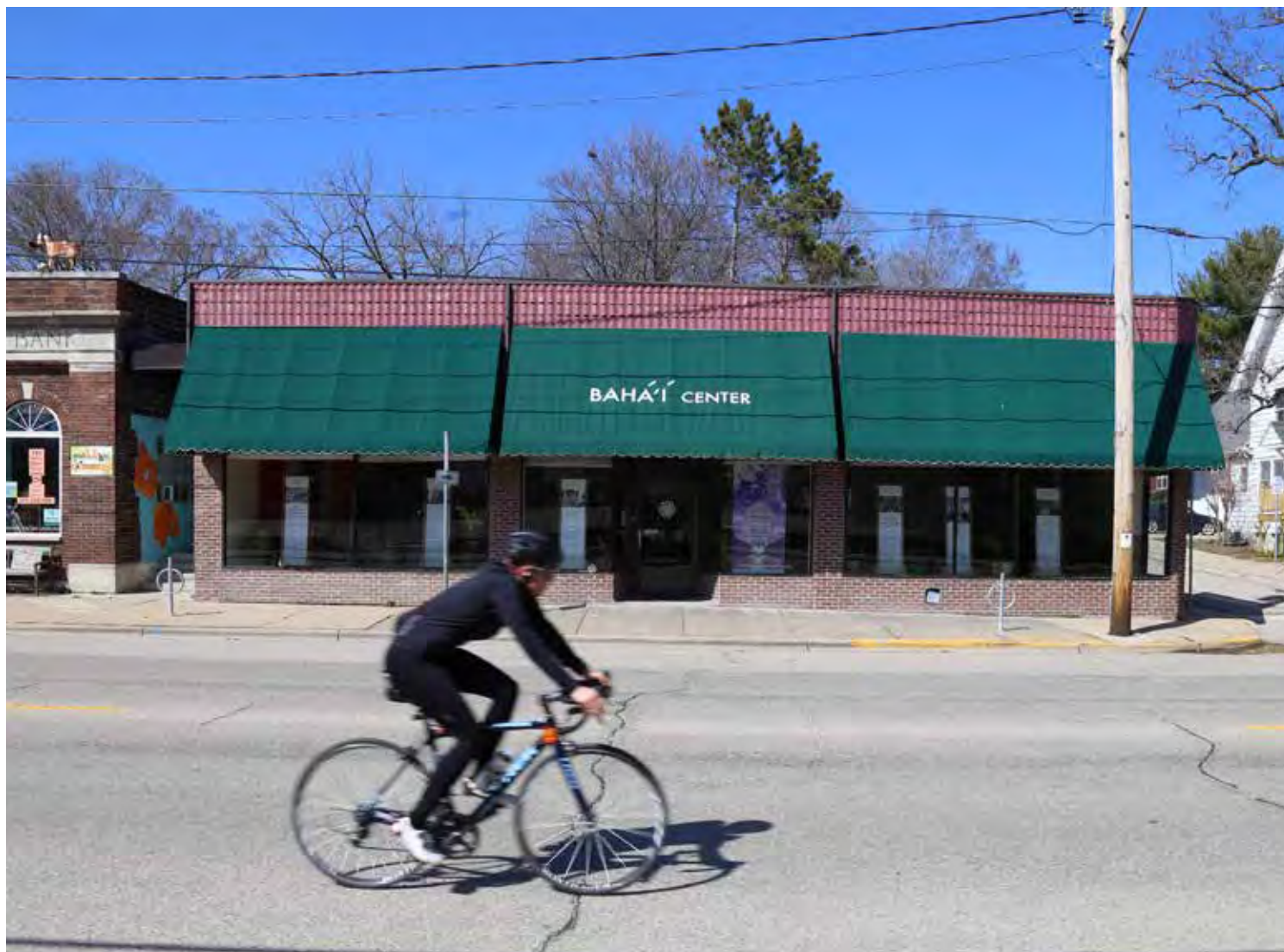


IMAGE 7



IMAGE 8



IMAGE 9



IMAGE 10



IMAGE 11



IMAGE 12



IMAGE 1



IMAGE 2



IMAGE 3



IMAGE 4



IMAGE 5



IMAGE 6



IMAGE 7



IMAGE 8



IMAGE 9



IMAGE 10



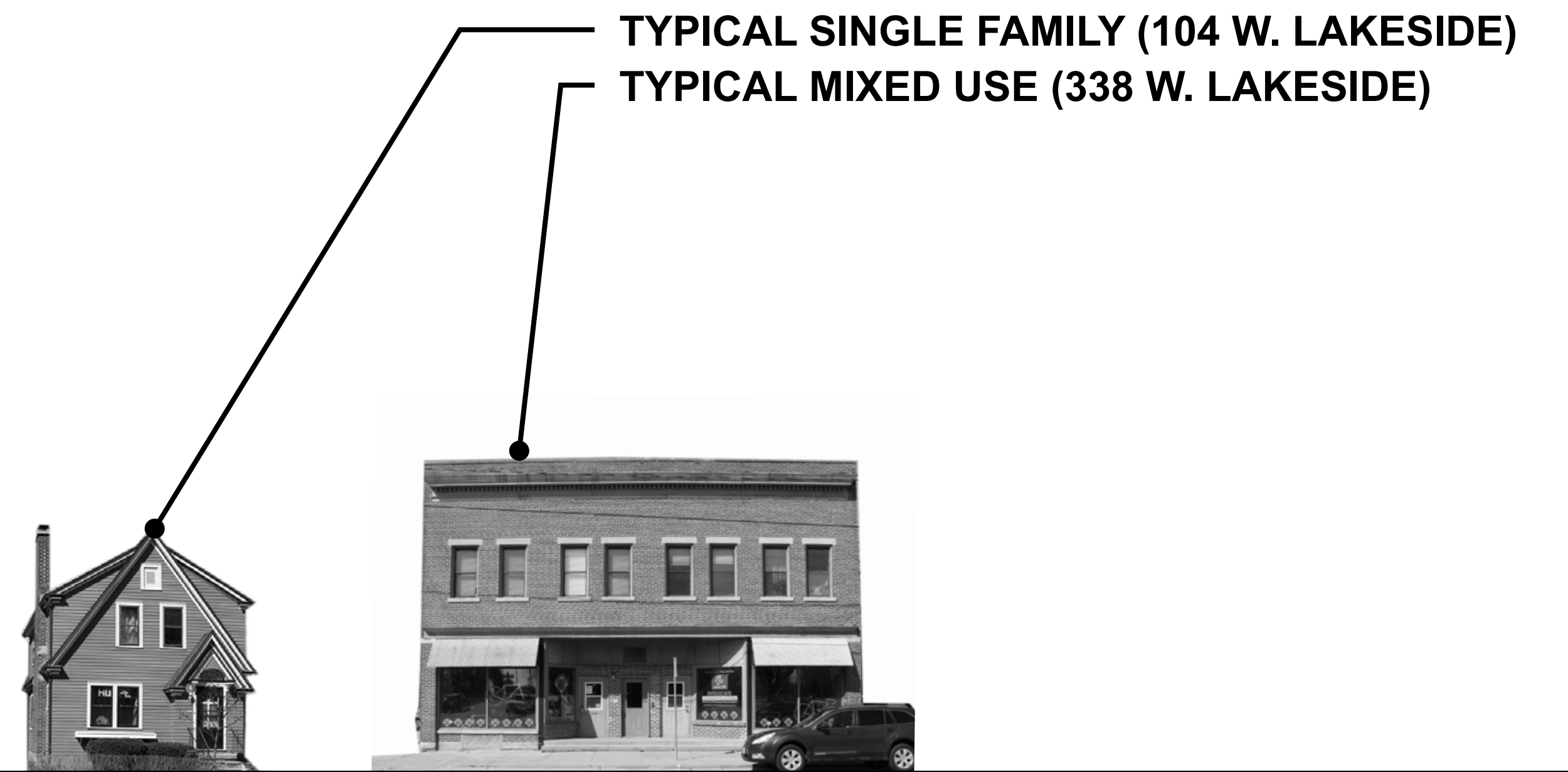
IMAGE 11



IMAGE 12



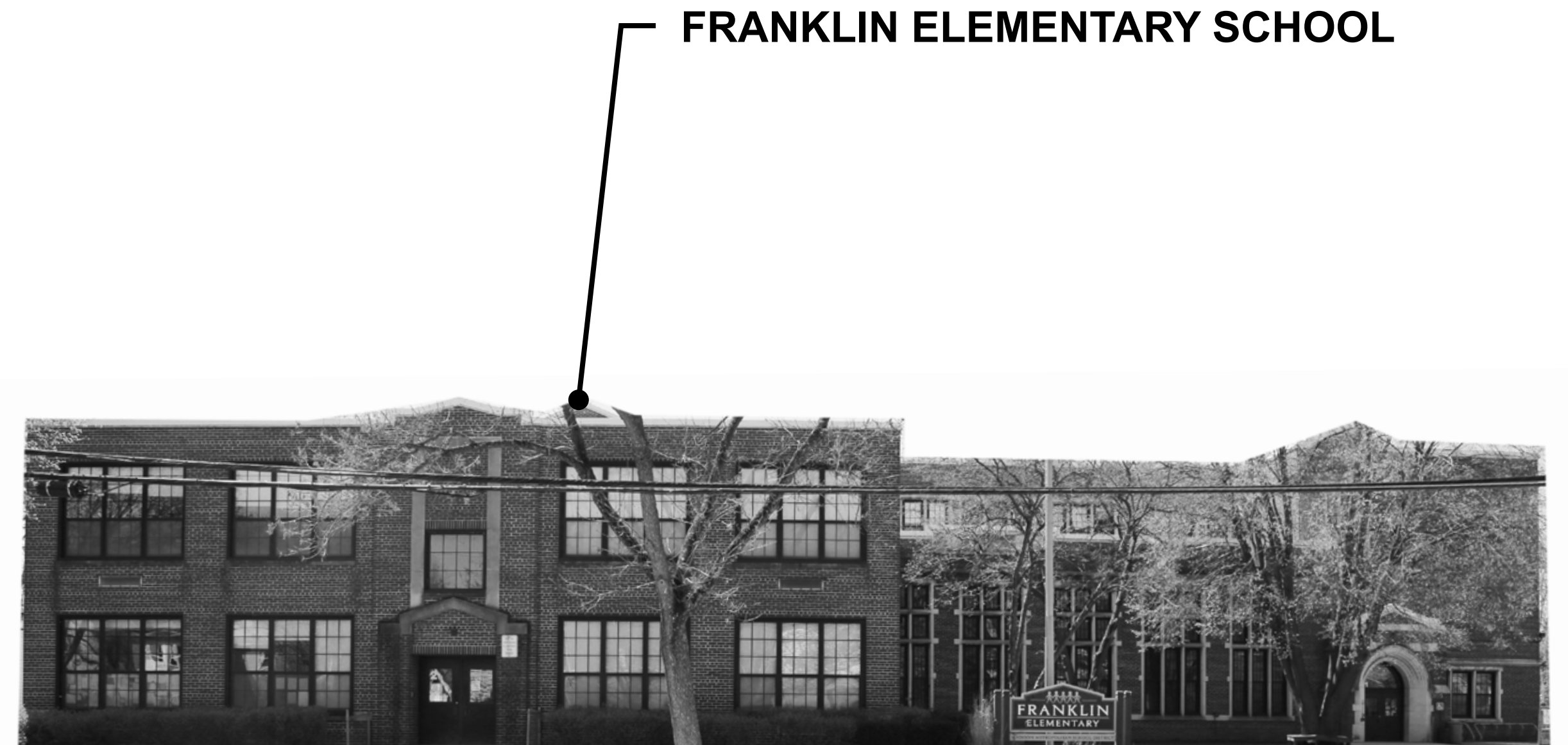
PROPOSED DEVELOPMENT



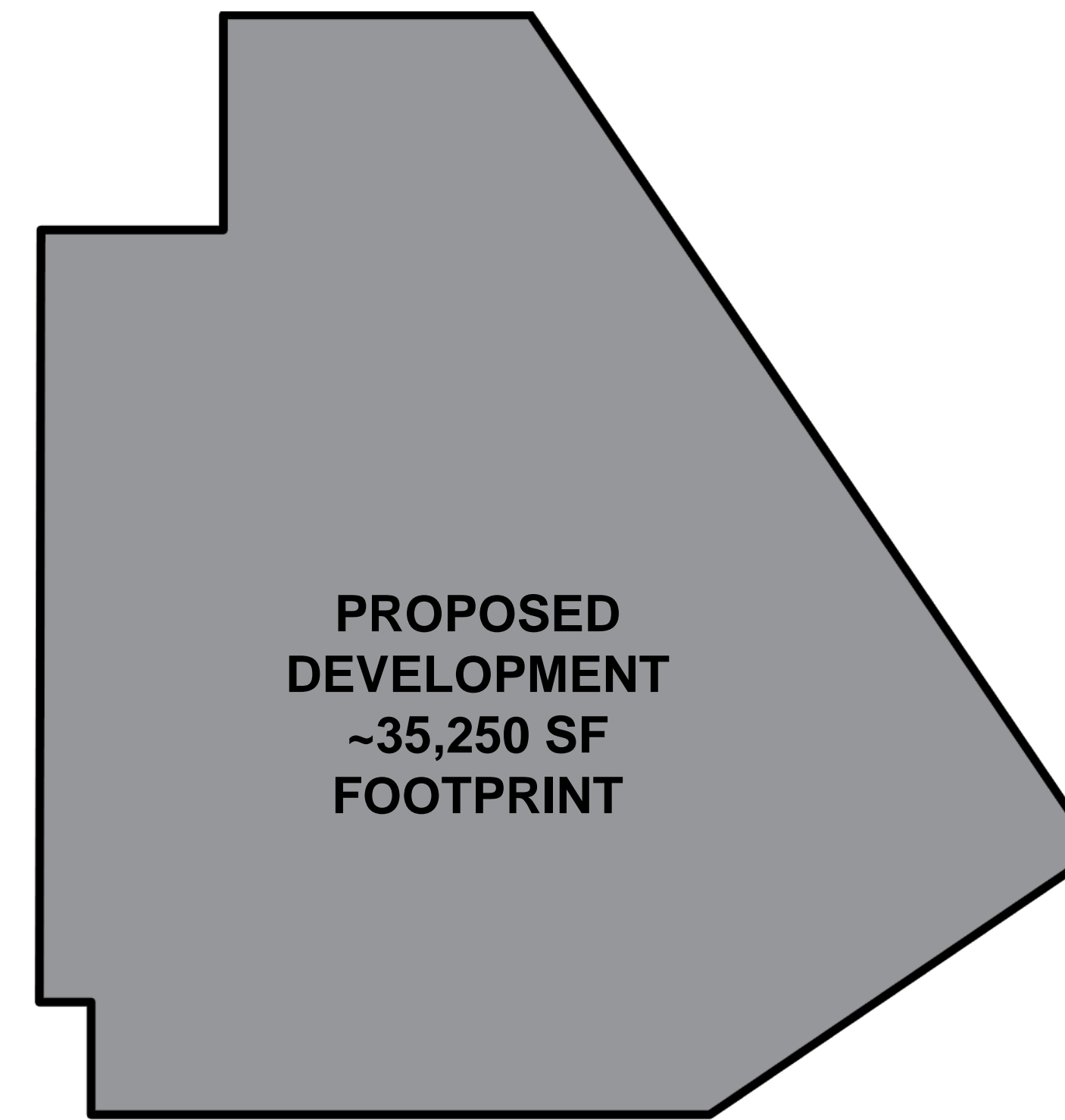
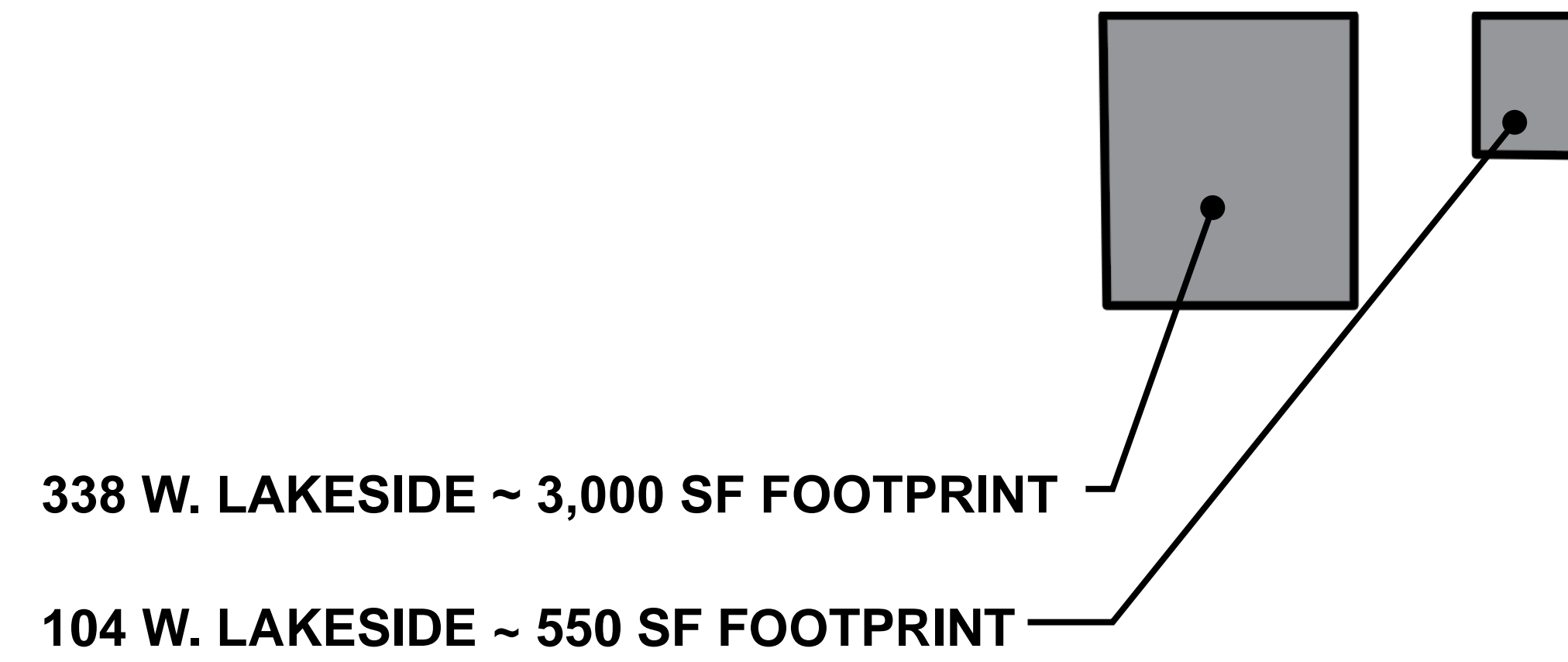
EXISTING ARCHITECTURE



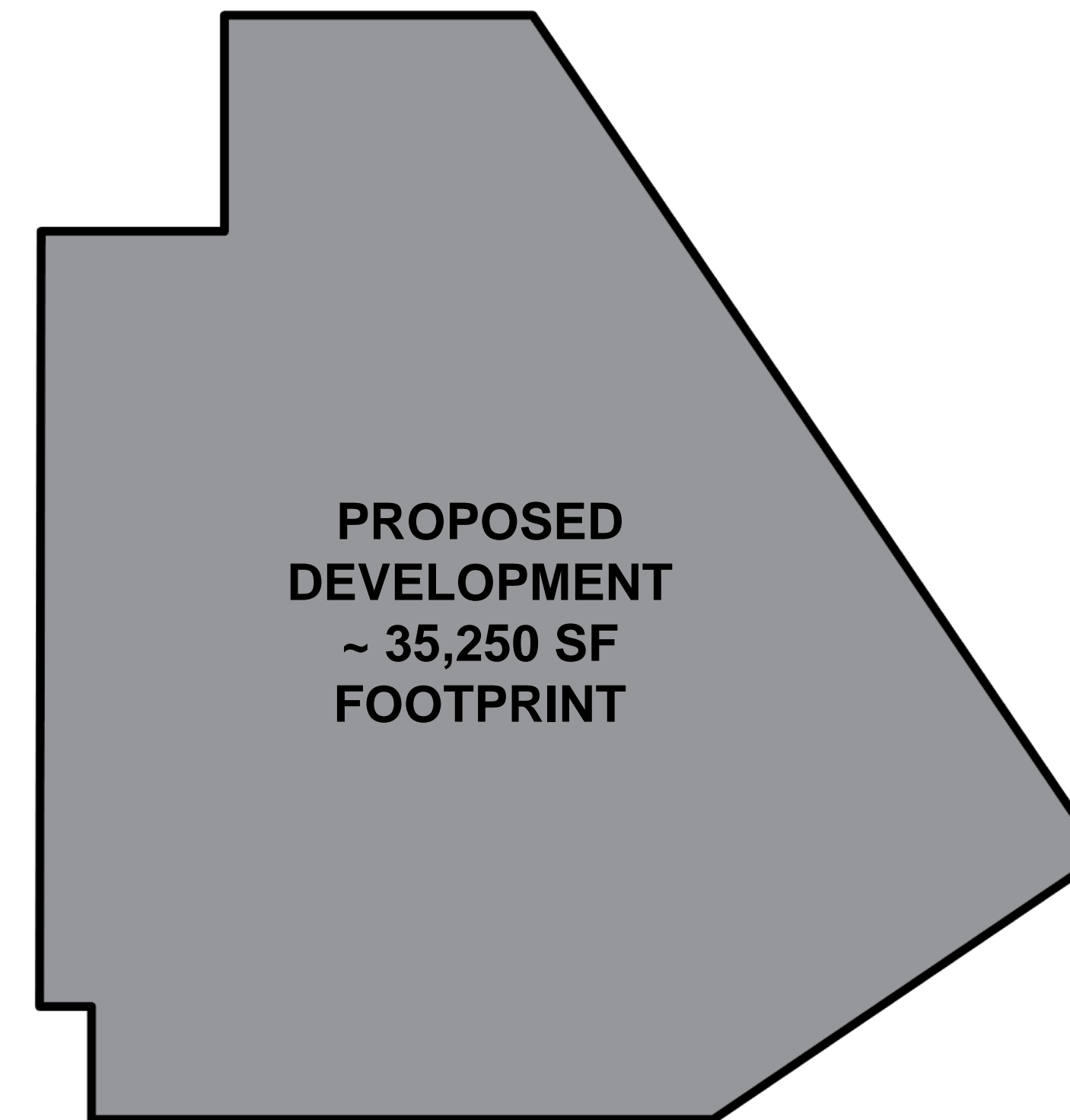
PROPOSED DEVELOPMENT



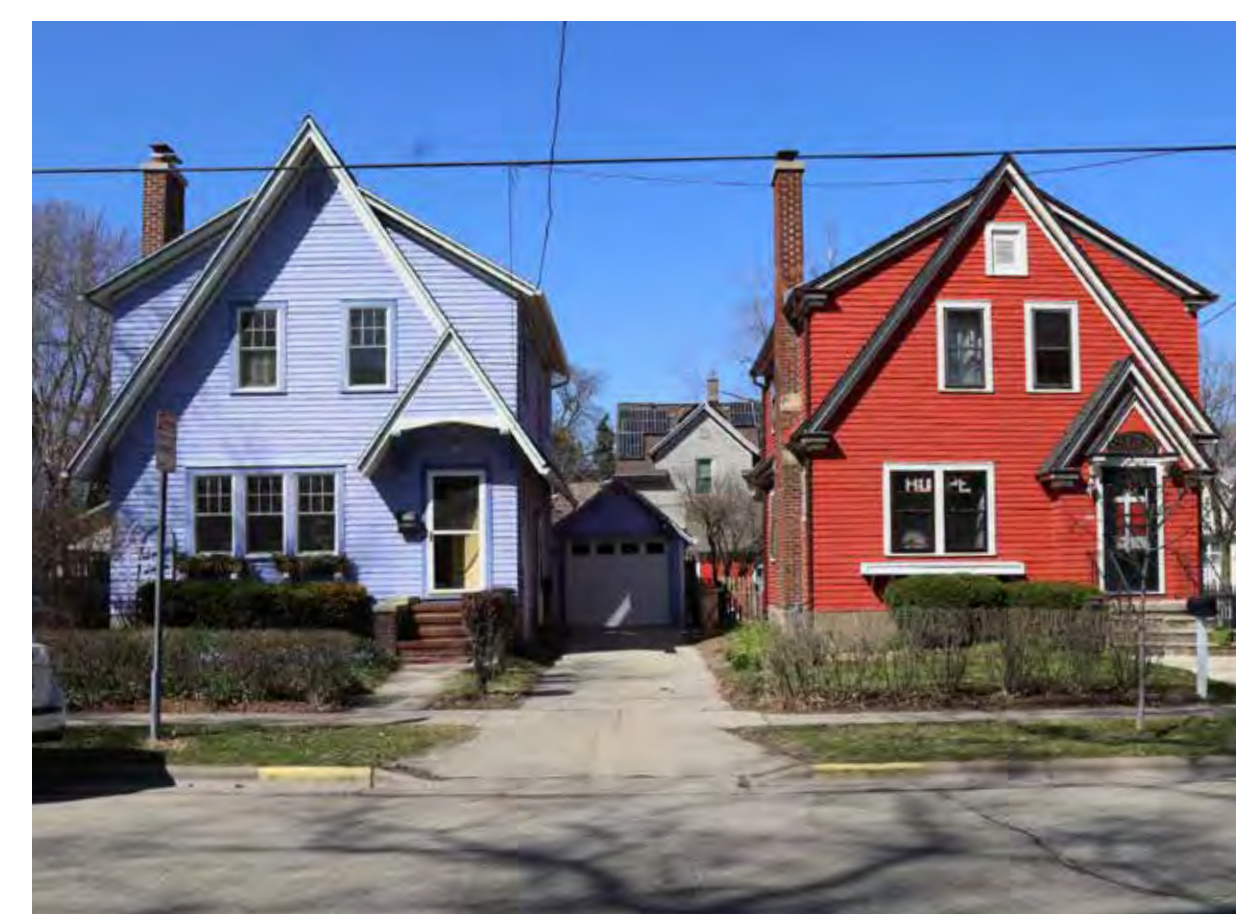
EXISTING ARCHITECTURE



PROPOSED FOOTPRINT IS
APPROXIMATELY 60 TIMES
LARGER THAN THE AVERAGE
SINGLE FAMILY HOME IN THE
NEIGHBORHOOD



LARGER THAN THE EXISTING
ELEMENTARY SCHOOL





MAIN AND BEDFORD



ATWOOD



PROPOSED BAY VIEW BUILDING (NEIGHBORHOOD)



E. WASHINGTON AND FEW



E. MIFFLIN AND WEBSTER



MIFFLIN AND LIVINGSTON



MONROE AND HARRISON



DRAKE AND PARK



PROPOSED 1109 PARK STREET (REAR BUILDING)



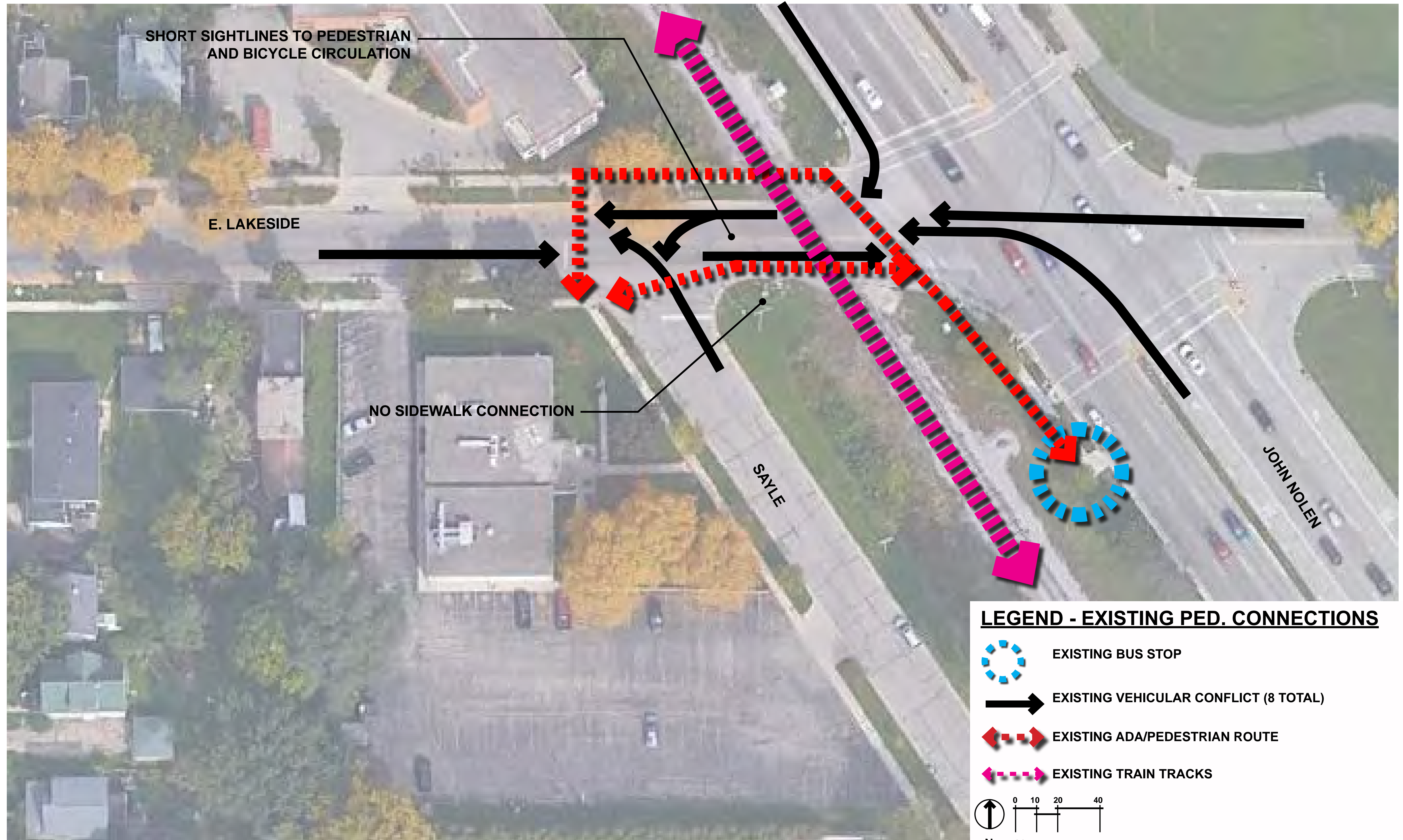
PROPOSED 1109 PARK STREET (FRONT BUILDING)

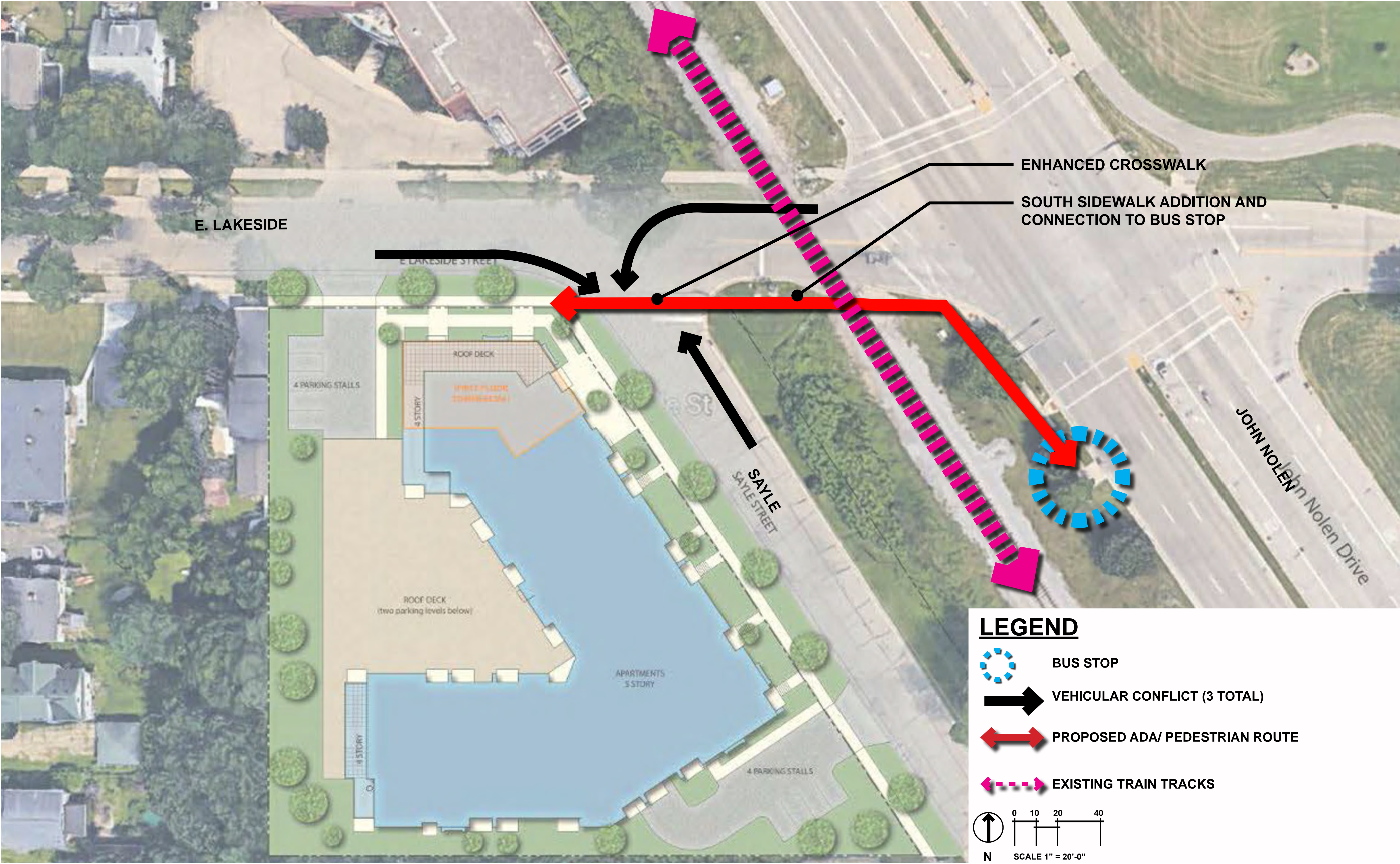


PROPOSED 1109 PARK STREET (FRONT BUILDING)



PROPOSED 113 E. LAKESIDE (FRONT BUILDING)





BAY CREEK NEIGHBORHOOD ASSOCIATION

SOLUTION: proposed south sidewalk

FIGURE 10

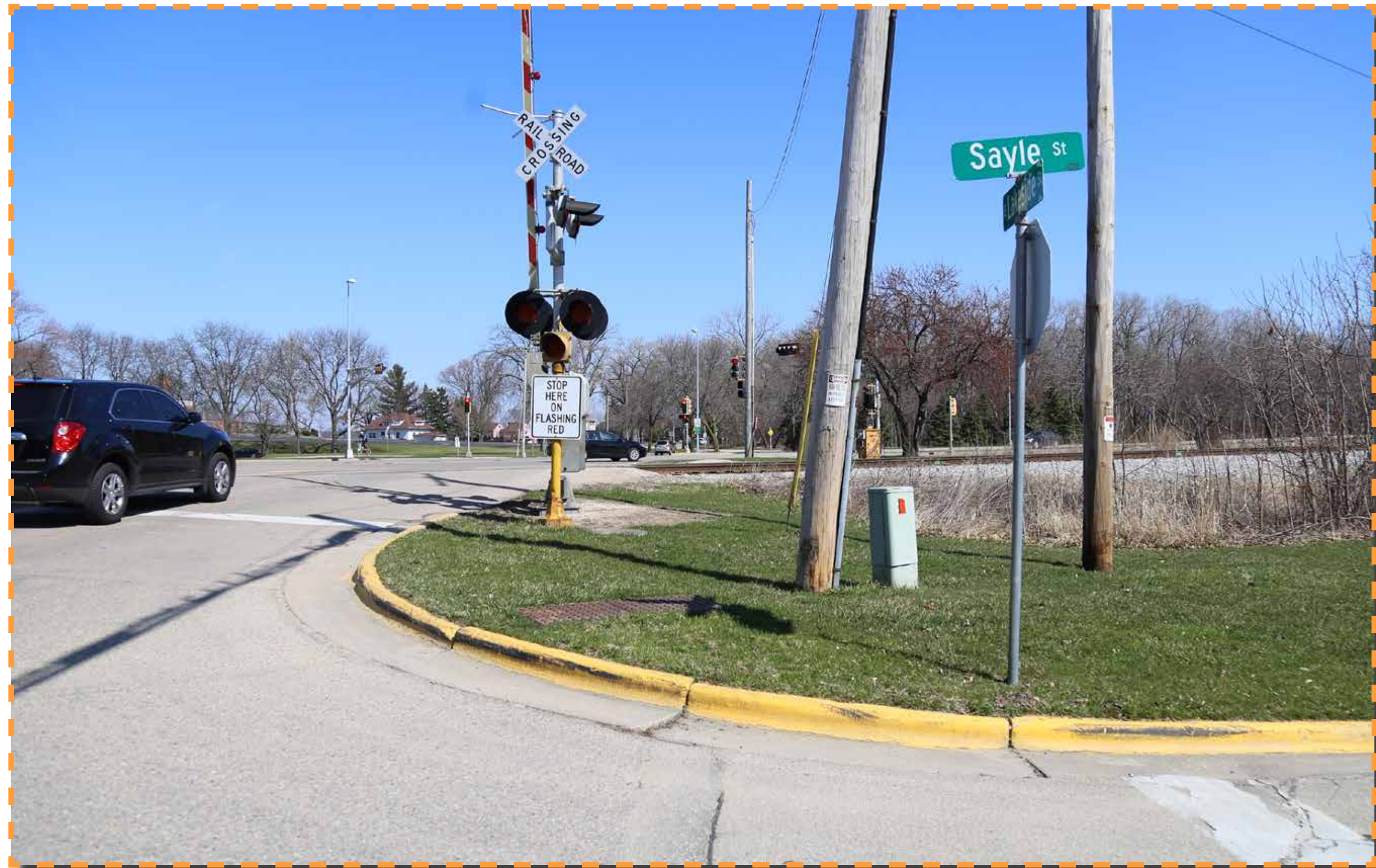


IMAGE 1: SAYLE AND E. LAKESIDE

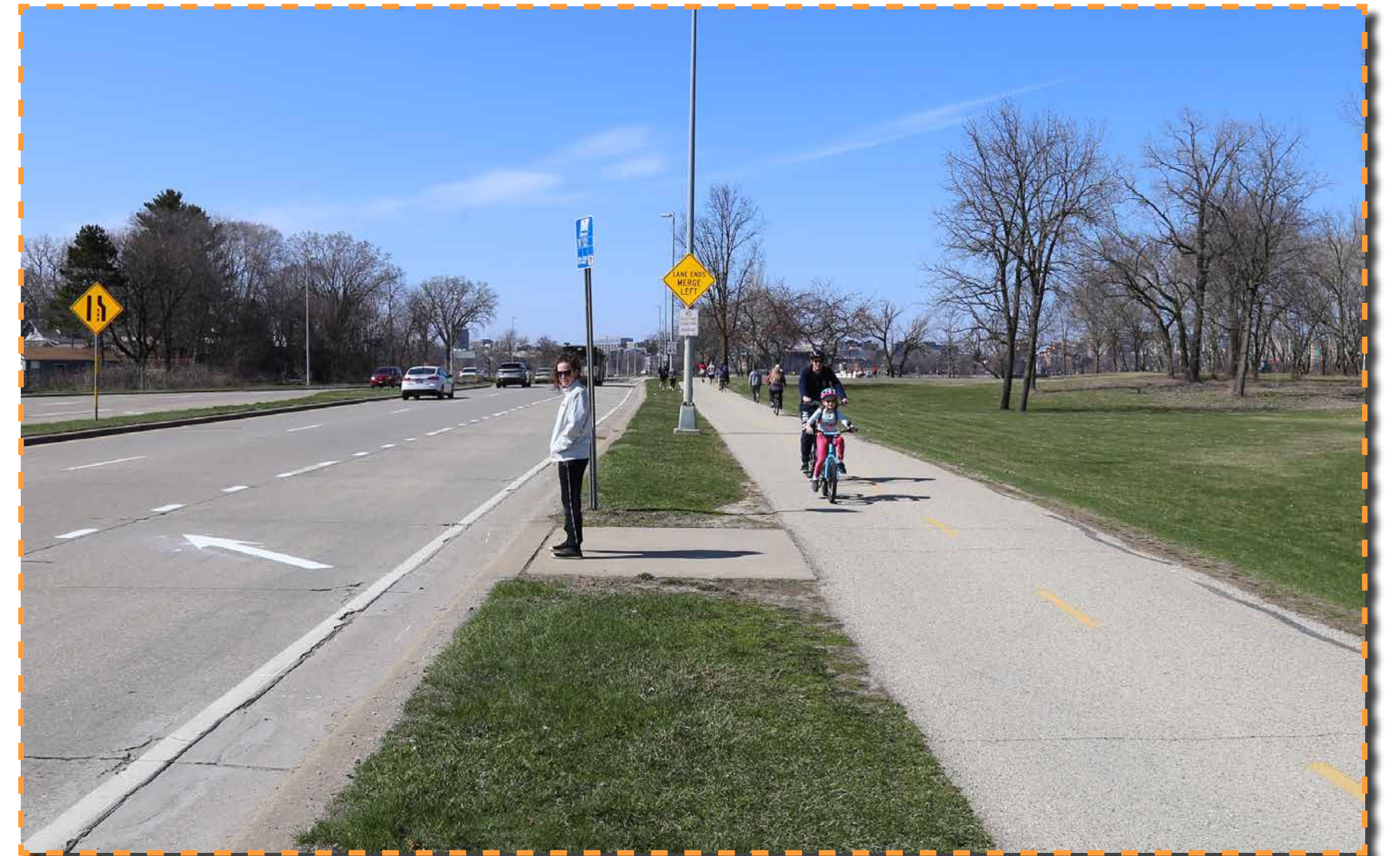


IMAGE 2: EAST BUS STOP

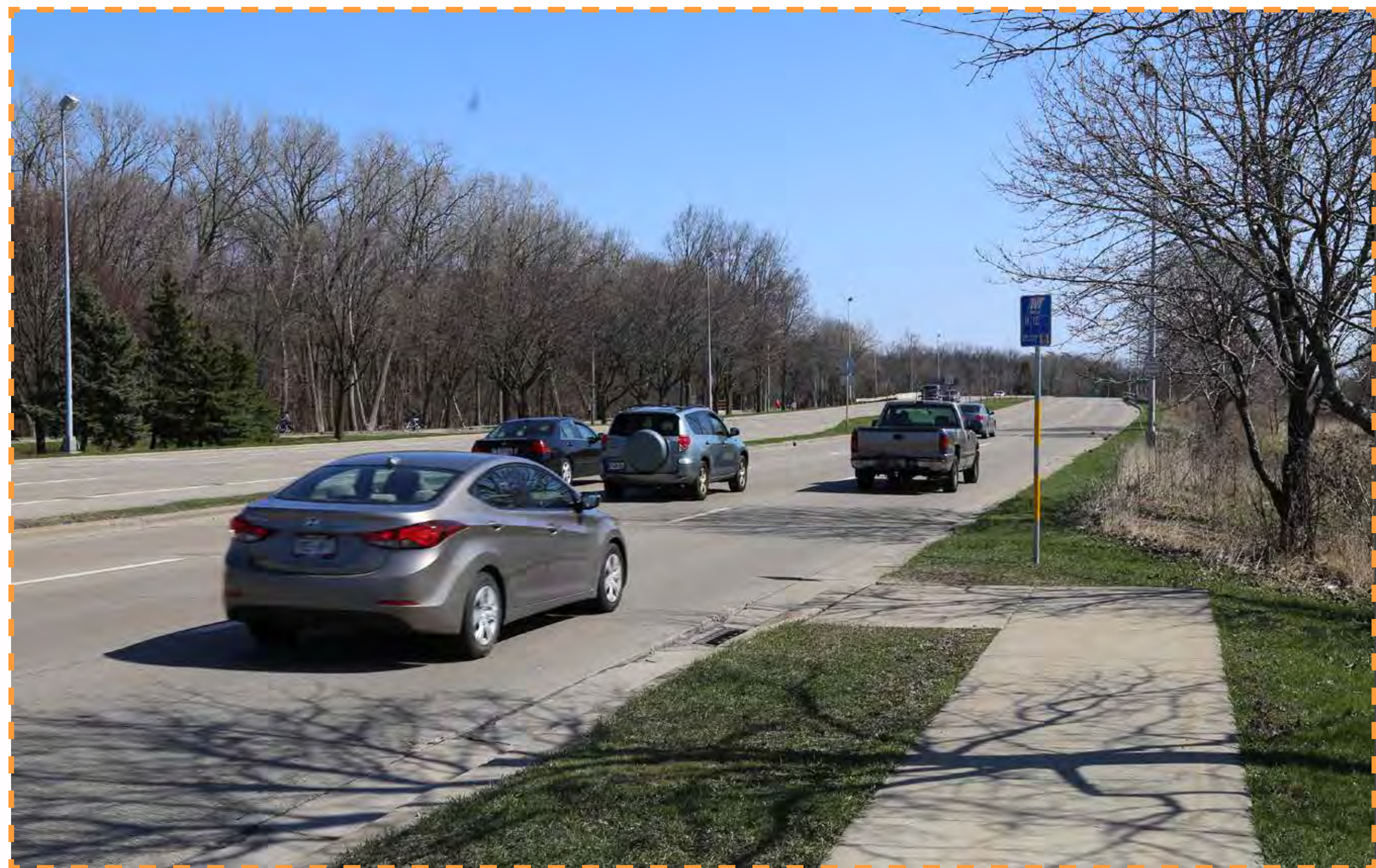


IMAGE 3: WEST BUS STOP

