From: Jessica Solcz "12
To: Prusak, Sydney
Cc: Mark and Tammy Ehrmann
Subject: Opposition to project at 126 Langdon Street
Date: Monday, July 27, 2020 5:29:42 PM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Plan Commission members,

I am opposed to the development project at 126 Langdon St. for a number of reasons. I have highlighted those below:

1. The site circulation of the area has not been addressed in a way that meets requirements for the area. The last building that was in that location allowed for an entrance on the east side of the property and an exit on the west side of the property, giving a one way flow to all vehicles in the area. The new plan eliminates the west side drive completely, requiring cars, delivery trucks, fire trucks and garbage trucks to make a y turn in a narrow parking lot at the bottom back of the building. This does not seem to be a safe way for that to happen considering all of the foot traffic in the area from the many residents who use the drive as a way to get to Langdon St. In addition, it causes congestion in a small, tight parking lot that belongs to another residence. There will be an increase in traffic to the area with the number of residents proposed in the development, and the current conditions do not even work with the current amount of traffic. The plans do not address this added traffic that a building of this size will require in an acceptable way.

2. The rooftop hot tub (which is a pool size) has been shown, in other developments by Core Spaces, to be a nuisance and detriment to the area. This is an accident waiting to happen, whether it be from things thrown from the rooftop, overuse by residents and their guests while alcohol is used, lack of supervision by staff (with only resident managers on site at much of the time), and the noise and disruption to the area as a whole.

3. The mass, scale and design of the project is completely out of proportion with the neighboring buildings. This is an historic area and owners work very hard to adhere to rules and regulations regarding historic property. In no way does this building compliment or enhance that historic flavor of the area. Once that is gone it will never be able to be reinstated - and in fact, opens up the gates for others to add these kinds of developments to the area. It starts to make more sense to sell existing buildings to developers for the land alone, rather that spend so much to keep them compliant with the historic area and have them overtaken by behemoth structures that do not fit in. Langdon will end up being a long narrow street filled with high rises that are filled with students and the local flavor of Langdon St, will be lost forever.

I hope you will take my views into consideration when making a decision about the development.

Thanks and stay well,

Jessica Solcz
Delta Delta Delta House Corporation Secretary
120 Langdon St.
Madison, WI