

-----Original Message-----

From: Pat Malcolm <pmalcpoet@gmail.com>

Sent: Tuesday, July 14, 2020 1:18 PM

To: Firchow, Kevin <KFirchow@cityofmadison.com>

Subject: Krupp proposal, corner of Monona Dr and Cottage Grove Rd

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Hi, Kevin,

I attended the public session on June 8. I live at 206 Davidson St, the easternmost of the apartment buildings behind the proposed development. I have some questions and concerns.

1. Property line fence: The property line is currently marked by a 4-1/2' chain link fence. Will there be a taller, more solid fence during construction? Will there be a fence once construction is finished? What kind?

2. U-shaped buildings: It is clear that the two proposed buildings are u-shaped. How close to the property line will those wings be? How tall will they be? 206 Davidson is closer to the property line than other buildings on the block. In addition, our first floor is at garden level, with patios and sliding patio doors. My patio ends about 20' from the property line fence, with my slider about 5' further. Having a large wing approaching the property line from the other side seems intrusive, and I strongly oppose this facet of the proposed design. The building height, especially as it nears the property line, is also a big concern, as it will block any sky view from first floor in this building.

3. Density: The Comprehensive Plan recommends a density range of up to 70 units per acre, and at the meeting Joe Krupp estimated the site of the proposed development is about 2 acres. The proposal noted a total of 191 total apartments, which is well in excess of the recommendation. Since it was noted the emphasis was to be on young professionals commuting by car the density cannot be supported by local infrastructure, including roadways and local recreational offerings.

4. Transportation: As noted above, there is no intention that residents will utilize public transportation, and local routes would not support that in any case. Developments of this size should be located on major arteries with sufficient plans for public transportation, and its use must be encouraged going forward. It seems strange for the Mayor's Office to plan for future transportation viability and the Planning Department to operate in opposition to viability.

From: bette g <cocolatted@gmail.com>

Sent: Monday, September 14, 2020 3:55 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>; Foster, Grant <district15@cityofmadison.com>; Rummel, Marsha <district6@cityofmadison.com>; Parks, Timothy <TParks@cityofmadison.com>; Firchow, Kevin <KFirchow@cityofmadison.com>; Heck, Patrick <district2@cityofmadison.com>

Subject: Public comment Legistar 61384

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[109-209 Cottage Grove Road and 3900 Monona Drive](#)

Legistar 61384

Dear Members of the Plan Commission:

I have several concerns with this proposal but the greatest regards traffic safety—including pedestrians and bicyclists—at and near the intersection of Cottage Grove Road and Monona Drive.

To place this proposal in context: 300 apartment units (plus commercial space) are expected to be constructed on the former Royster property. To date, 157 apartment units plus some of the planned 51 single-family homes have been completed.

112 units just opened for occupancy in August at The Grove Apartments. The actual traffic impacts of this development cannot yet be assessed.

70 rental units are under construction at Acewood Boulevard and 153 apartments were recently approved for Grandview Town Center Block B at Gemini Drive.

Once we emerge from Covid, the new Pinney Library will likely generate more traffic than it did in previous locations as a prime destination center.

The additional traffic from the tenants of 193 units at this busy intersection, already very congested during normal pre-Covid daily rush hours, could be expected to result in diminished safety for all. The width of CGR from Monona Drive to Maher/Royster Oaks Drive (which is mostly one lane heading east) is at its maximum which should also be considered.

Prior to a decision by the Plan Commission, I suggest that Traffic Engineering be requested to conduct a high quality Traffic Impact Analysis—including extrapolating the expected impact of the new Grove Apartments, the Ace Apartments and Grandview Block B at post-Covid levels—with a separate scenario adding in anticipated traffic loads from this proposal.

Approval standards for the issuance of a conditional use permit include: “1)The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.” The Commission should rely on a professional analysis regarding the traffic safety aspect of this project.

Regards,
Beth Godfrey

5. Retail Development: This development as proposed supports only minimal retail space. Indeed, the developer has said the project must have the housing density to make it possible at all. However, mixed apartment/retail developments that are failing are a result of unwise planning on the city's part, demanding retail space in new buildings built in neighborhoods with no retail history, and now failing to provide it in a historically retail corridor.

6. Water Quality: At a time that the county is doing all it can to improve and support lake, wetland and watershed health, it would be irresponsible for the city to support high density development so close to Lake Monona. The city should be working with the county rather than at cross purposes. Irresponsible location of high density development near the lakes and in wetlands will guarantee that water levels remain high and water quality remains poor.

I have strong reservations about approval of this proposal. I also ask that alterations be made to the plan if it is to be built, in consideration of the neighbors and neighborhood next door.

Thank you,

Pat Malcolm
206 Davidson St #2
Madison, Wi 53716
608-520-9301
Pmalcpoet@gmail.com

From: Catherine Lamb
To: [Plan Commission Comments](#)
Subject: 60306 Cottage Grove Rd Proposal
Date: September 13, 2020 2:50:11 PM

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Thank you for the opportunity to comment.

While I generally support residential development of this area, I do not support the proposed plan.

I believe the plan includes too many units and consequently, will increase traffic and result in traffic accidents. The intersection of Monona Dr and Cottage Grove Road is a very busy intersection. At this time, the traffic impact of the new apartments being built directly across from this proposed development, is either unknown or undetermined.

Consider the intersection of Monona Drive and Cottage Grove Road. The stop light handles existing traffic. However, it can be very difficult and sometimes dangerous to make a L turn on to Monona Drive from the businesses on the NE corner (business offices, Harley Liquor and Walgreens). Likewise, making a L turn on to Cottage Grove Road from the same businesses is equally challenging.

So, additional traffic from two apartment complexes will be added to the intersection of Monona Drive and Cottage Grove Road. Monona Drive and Cottage Grove Road provide the only access to the businesses on the NE corner.

In addition to traffic considerations, I believe that the proposed building should be architecturally interesting and provide a long term improvement to this area.

From: Robert Duxstad
To: [Plan Commission Comments](#)
Cc: [jennifer.Duxstad](#); [Parks, Timothy](#); [moconnor@ci.monona.wi.us](#); [kgoforth@ci.monona.wi.us](#); [jkuhr@ci.monona.wi.us](#); [mgrupe@ci.monona.wi.us](#); [nmoore@ci.monona.wi.us](#); [kthomas@ci.monona.wi.us](#); [kthomas@ci.monona.wi.us](#); [Wood, D](#); [Daniel Stephany](#)
Subject: 61384 109-209 Cottage Grove Road and 3900 Monona Drive;
Date: September 13, 2020 7:42:32 PM

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

Dear Members of the Madison Plan Commission,

My wife and I are residents of Water Crest Condominium since 2009, and also own a triplex building on East Washington. We are very familiar with the traffic on the intersection of Cottage Grove Road and Monona Drive, as well as the traffic on East Washington and the impact of recent developments in the area.

We were living at the Water Crest Condominium when a pedestrian was killed while attempting to cross Monona Drive at Cottage Grove Road approximately 10 years ago. It was a tragic incident that may have contributed to the redesign of the intersection. Unfortunately, the redesign of the intersection was less than ideal. Traffic traveling west on Cottage Grove Road frequently fails to yield to the right of way of vehicles coming from Ferchland Place. There is no left turn lane from Cottage Grove Road to Ferchland Place making that turn hazardous. I have had drivers express road rage when I have simply driven from Ferchland Place onto Cottage Grove, when they thought they had the right of way. There is extensive bike traffic on the sidewalk and roads that create additional hazards. Pedestrians are already at substantial risk when attempting cross either Monona Drive or Cottage Grove Road. Given the limited area available for expanding that intersection, any additional high density development at that location will only greatly increase the risk to persons traveling, biking or walking in that area.

At a minimum, any development of that area should envision the following improvements to what is now an over-used intersection:

- a. Widening Cottage Grove Road to allow for three lanes as it approaches Monona Drive. A left turn only lane, a straight only lane and right turn only lane.
- b. Widening Monona Drive traveling North, to have a right turn only lane, two straight only lanes, and a left turn only cutout.
- c. Widening Monona Drive traveling South to provide for two straight only lanes and one left turn only lane, in addition to the ability to turn right on Ferchland Road as it currently exists.

The Plan commission should also require the development of dedicated bike lanes traveling North and South on Monona Drive and a bike path on Cottage Grove Road. While the official bike path currently routes west to near Dempsey Road, there are few bikers who follow that route. Instead, bikes either ride on the sidewalk or the roadway where there is no bike path. This creates hazardous conditions for bikers and pedestrians alike.

While we do not oppose higher use of the real estate in the area, it should not be at such a high

density or so close to the existing roadways that improvements to this intersection will be adversely affected nor easily corrected in the future.

Unfortunately, our schedules do not allow us to virtually attend the public hearing tomorrow and while we are not residents of Madison, we are your neighbors and request you consider our concerns.

Thank you for listening.

Bob Duxstad and Jenny Duxstad
101 Ferchland Place, Unit 110
Monona, WI 53714
608-214-4924

From: Susan Millar
To: [Plan Commission Comments](#)
Subject: Comment on Project 61384, Item 13, 09/14/2020 Plan Commission agenda
Date: September 14, 2020 10:05:48 AM

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

Dear Members of the Plan Commission:

I write to you about Project 61384 (at Monona & Cottage Grove) as a member of the 350 Madison Plan Commission Climate Corps (PC3). I understand that when you consider apartment complex proposals like this, you often end up approving plans that meet state-mandated building codes but fail to help achieve the City's stated goals for reducing greenhouse gas (GHG) emissions and for developing *thriving* neighborhood communities. In an effort to help the Plan Commission continue to move toward better achieving these city goals, I state my concerns about this apartment building proposal.

This proposal helps achieve city climate goals in that it would provide dense housing and bike parking. Per the Planning Department's review, it meets minimal goals for stormwater abatement, and other city-mandated standards. But that's about it. I now bring to your attention the top climate-related matters that this proposal does *not* address.

- The developer's plan provides no information about sustainable building design - about how they plan to reduce GHG emissions. (Maybe they plan to use, for example, exterior thermal insulation cladding, and efficient appliances, but I could find no mention of such.) It's as if reducing GHG emissions is simply not on their radar. But in 2020, it is not acceptable (despite the outdated state building codes) to propose 50-year buildings that apparently do not even consider the climate crisis that is already here. As a member of PC3, *I encourage you to require developers to provide, in some kind of checklist format, information about all the sustainable design elements they propose to include in their design.*
- The developer seeks to build in an NMX district, yet ignores the city's requirements that such a district,
"is established to encourage and sustain the viability of commercial nodes that serve the shopping needs of residents in adjacent neighborhoods, encourage multi-modal transportation in these areas, and the diversification of uses to enhance the vitality and appeal of these [mixed-use] areas."
With no apparent awareness of these criteria, they propose a tiny amount of commercial space, and a number of parking spots that exceeds the number of apartments. They do not mention that, according to the Metro Transit website, using mass transit at this location requires a .6 mile walk to a bus stop, and then a transfer to a second bus to get from this location to downtown - a 45-minute affair each way. They may be concerned that stores and services are not thriving in this area, but ignore the fact that such resources will not thrive in the future if there is no place for

them. It appears that they (1) request this type of zoning and (2) ignore the goals of this type of zone. Why is it acceptable for them to ask for an NMX site and then ignore the goals of such a location? As a member of PC3, *I encourage you to require developers to explicitly address how their proposal helps achieve these goals for NMX neighborhoods.*

I thank you for considering my concerns and suggestions.

With my continued respect for your hard work.

Susan Millar
2233 Rowley Ave., Madison, WI 53726
Member, 350 Madison

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I was born when CO2 PPM was 310.5.
When my youngest grandchild was born, PPM was 393.1.
At current rates, when he is 20, PPM will be 423.

See the attached data file from
NASA: <https://data.giss.nasa.gov/modelforce/ghgases/fig1a.ext.txt>

From: [Foster, Grant](#)
To: [Plan Commission Comments](#)
Subject: Fw: [D15] Prime Urban Properties and other comments
Date: September 12, 2020 10:53:40 AM

Grant Foster
District 15 Alder
Madison Common Council
608-285-2519

<https://www.cityofmadison.com/council/district15/blog/>

From: reporting@cityofmadison.com <reporting@cityofmadison.com>
Sent: Tuesday, June 23, 2020 7:04
To: Foster, Grant
Subject: [D15] Prime Urban Properties and other comments

Recipient: District 15, Grant Foster

Name: Cal Schroeder
Address: 3904 Maher Ave, madison, wi 53716

Would you like us to contact you? No, do not contact me

Message:

Good afternoon Alder Foster:

My wife and I participated in the virtual meeting with the representatives of Prime Urban Properties, and wanted to reach out directly to you to let you know we support the proposed developments at 3900 Monona Drive and 109 and 209 Cottage Grove Road. The representatives of the development and management company seemed thoughtful and responsive, and their other developments in the area are attractive and appear very well-managed. If there is going to be a development with dense housing in that part of the neighborhood, we are very supportive of well-managed and attractive buildings. As a household that is soon to be a one-car household, we don't agree with the objections to not having 2 parking spots per apartment. The locations are extremely close to a number of bus

lines as well as a bike path, and within a reasonable walking distance of Woodman's.

I also wanted to address one of your comments in your most recent update to residents of your district regarding community responses to certain behaviors or activities and not calling the police. I doubt that we would ever be comfortable not calling the police when we regularly see cars pull up in front of our house, and the occupants conduct very visible drug deals, and then speed off in opposite directions towards Cottage Grove Road and Monona Drive. Our quality of life is a big part of what makes Lake Edge a nice neighborhood, and regular, public drug deals, and drug overdoses do not contribute to that. People seem to think our neighborhood, and right in front of our house, is a great place to conduct drug deals. Adding speed bumps along Maher when the curbs and gutters are put in would possibly help to reduce the attractiveness of the neighborhood for dealing, and would also maybe help reduce the speeding generally. The intersection of Lake Edge and Maher is huge, and would benefit from some of the calming measures in place on Walter Street in Eastmorland.

About 9 years ago, a known heroin dealer was stopped by police in front of our house, as he was driving through the neighborhood, and he tried to run away by driving through our yard to Davidson Street, but got stuck on a raised flowerbed. In our yard.

[https://wcca.wicourts.gov/caseDetail.html?](https://wcca.wicourts.gov/caseDetail.html?caseNo=2011CF001213&countyNo=13&index=0&mode=details)

[caseNo=2011CF001213&countyNo=13&index=0&mode=details](https://wcca.wicourts.gov/caseDetail.html?caseNo=2011CF001213&countyNo=13&index=0&mode=details) We don't, and can't, call the police or submit a complaint to the non-emergency number every time we see a blatant drug deal right in front of our house – but we won't stop doing it – particularly when it's the same cars over, and over, and over again.

Thank you,

Cal Schroeder

From: [Foster, Grant](#)
To: [Plan Commission Comments](#)
Subject: Fw: [D15] Cottage Grove Rd proposal
Date: September 12, 2020 10:55:59 AM

Grant Foster
District 15 Alder
Madison Common Council
608-285-2519

<https://www.cityofmadison.com/council/district15/blog/>

From: Melanieluft@sbcglobal.net <Melanieluft@sbcglobal.net>
Sent: Monday, June 8, 2020 7:26
To: Foster, Grant
Subject: [D15] Cottage Grove Rd proposal

Recipient: District 15, Grant Foster

Name: Melanie Luft
Address: 208 Lake Edge Blvd, Madison, WI 53716
Email: Melanieluft@sbcglobal.net

Would you like us to contact you? Yes, by email

Message:

I do believe we need to develop the property at cottage grove rd but am a little concerned about the size and the traffic affects on the neighborhood. I live on Lake Edge Blvd and Maher, Drexel and Lake Edge have become traffic cut offs for traffic coming further east and Cottage Grove during rush hour times. This will be worse as the traffic flow on the corner of cottage grove rd and Monona Dr is horrible during rush hour. More stop signs and speed bumps will be necessary in neighborhoods adjacent to this development. This is a very walkable neighborhood and some retail space encouraging a small grocery, deli, bakery would be great. I am pretty much done with big box and large grocery stores and hate that this is our only neighborhood option.

As the city expands we are becoming more urban but this pandemic has shown us that having some outdoor space and less cement are essential for the well-being of all.

From: [Foster, Grant](#)
To: [Plan Commission Comments](#)
Subject: Fw: [D15] development on corner of Monona Dr and cottage grove
Date: September 12, 2020 10:55:09 AM

Grant Foster
District 15 Alder
Madison Common Council
608-285-2519

<https://www.cityofmadison.com/council/district15/blog/>

From: gayla_rentals@yahoo.com <gayla_rentals@yahoo.com>
Sent: Monday, June 8, 2020 20:29
To: Foster, Grant
Subject: [D15] development on corner of Monona Dr and cottage grove

Recipient: District 15, Grant Foster

Name: Gila Shoshany
Address: 4215 bainbridge st, madison, wi 53716
Email: gayla_rentals@yahoo.com

Would you like us to contact you? Yes, by email

Message:

I am 100 percent in favor of residential development on that corner BUT see no reason why Joe Krupp should be granted a variance to not include plenty of commercial, especially some sort of access to food.

Covid is not going to last forever, and without food for sale, this area has the potential to turn into an urban food desert: the only food is too far away to walk, and all those people driving to Woodman's or down to the beltline will really add congestion.

Without a significant amount of commercial, especially food at least a corner store, if not a grocery, plus some kind of prepared food this project will be the slums of tomorrow because it will be a food desert.

Finally, it isn't really fair that Royster had to develop to plan with all that commercial, but this project is trying to avoid that obligation. It will be a discouragement to anyone else trying to do "the right thing."

Densification is nice, but without supporting services, you are building slums.

From: [Foster, Grant](#)
To: [Plan Commission Comments](#)
Subject: Fw: [D15] Monona Dr/Cottage Grove Rd Development Support
Date: September 12, 2020 10:55:22 AM

Grant Foster
District 15 Alder
Madison Common Council
608-285-2519

<https://www.cityofmadison.com/council/district15/blog/>

From: reporting@cityofmadison.com <reporting@cityofmadison.com>
Sent: Monday, June 8, 2020 18:32
To: Foster, Grant
Subject: [D15] Monona Dr/Cottage Grove Rd Development Support

Recipient: District 15, Grant Foster

Name: E. Anderson
Address: 4215 Bainbridge St. , Madison, WI 53716

Would you like us to contact you? No, do not contact me

Message:

Hi Grant, I am a constituent and read about the proposal to develop Monona Dr and Cottage Grove Rd. I am writing with my full support. I think densification is what this neighborhood needs.

However, I also want to advocate for the site to include as much commercial as possible. This neighborhood needs gathering spaces to help us build community. More houses only gets us so far in densification if our services are still far away.

Thanks!

From: [Foster, Grant](#)
To: [Plan Commission Comments](#)
Subject: Fw: 109/209 Cottage Grove Road
Date: September 12, 2020 10:54:28 AM

Grant Foster
District 15 Alder
Madison Common Council
608-285-2519

<https://www.cityofmadison.com/council/district15/blog/>

From: Jim <jpolewski@charter.net>
Sent: Tuesday, June 9, 2020 14:42
To: Foster, Grant; Firchow, Kevin
Subject: 109/209 Cottage Grove Road

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

Good afternoon. Thanks for the Zoom meeting yesterday. I was pleased with how well it worked.

I live at 840 Silas Street, in the Royster Corners development. I used to live on Starker Avenue, between Cottage Grove Rd and East Buckeye, east of Hwy 51. I am very familiar with the CGR/Atwood intersection.

The concept of this proposal is good. I believe the overall size and massing of the buildings is appropriate to the intersection, and to both corridors.

I agree with the developer that there is very limited potential for commercial use of the parcels in the foreseeable future. The strip mall has been struggling for at least six years, to my recollection. I was very surprised that the landlord did not come to an accommodation with the Ace Hardware store that had been the anchor tenant. I do not understand why it is preferable to have no tenant rather than less rental income than desired, but it seems to be the common preference of commercial landlords. Tax benefits for losses in part of a portfolio?

In any event, even without the commercial landlords' preference for unrented space over disappointing profit, this corner is not suited to retail, in my opinion, unless the development can include at least the space currently occupied by buildings housing Java Cat and the tattoo shop. There's insufficient foot traffic for most types of retail business that might survive on walk-ins, and no possibility of auto access sufficient to justify destination businesses. Walgreen's, across the street, has a large parking lot. Java Cat makes it on drive-thru, limited parking, and reliance on off-site non-owned parking for walk-in custom.

As several participants noted, this is a busy corner that imposes patience on all turn maneuvers at many times of day. It is difficult to imagine that changing without catastrophic demographic change in the eastern half of Dane County.

Mr. Host-Jablosky is correct that this has been a commercial corridor forever, but the world has changed. Straight neighborhood retail is not likely to revive in my lifetime, and the NMX developments of the past several years have been disappointing. The project across from Burroughs Park, the Fair Oaks attempt, and the Royster Corners effort are not encouraging. They might attract commercial/retail/professional/entertainment if the landlords were able/willing to offer rents at below standard cash-flow rates, as amenities to residential tenants and surrounding neighborhoods, or as a recognition that the commercial part of an NMX project will not pay for itself on the same

time-frame as the apartments.

Perhaps a redesign of the first two floors of the CGR side of the project would preserve the potential for small scale retail or professional occupancy of some of this building. If units were designed to be somewhat flexible between apartments and live/work townhouse combinations, or ground floor retail, that would reduce the cost and difficulty of changing the use if the world changes back to an earlier mode of life. (Presumably, the City could work out the conditional use permit that would be required to construct the project with that potential.)

The driveway to the underground parking needs substantially more vision triangle. While it may meet minimum requirements as drawn, it is clearly insufficient in fact. It was frequently difficult to turn RIGHT out of the strip mall parking because of volume and speed on CGR. With the building as designed blocking the view West to traffic turning from Monona Drive, and the speed and volume circumstances, the current parking entry is a design for multiple close calls daily at the very least. Add in the pressure for turn maneuvers off of Atwood to speed up a little bit to clear the intersection at or just before the light change, and it will be constantly trying.

Thanks. Share as you think best.

Jim

From: [Foster, Grant](#)
To: [Plan Commission Comments](#)
Subject: Fw: Comparable developments
Date: September 12, 2020 10:54:40 AM

Grant Foster
District 15 Alder
Madison Common Council
608-285-2519

<https://www.cityofmadison.com/council/district15/blog/>

From: Carol Bracewell <carol.bracewell@gmail.com>
Sent: Tuesday, June 9, 2020 12:20
To: Foster, Grant
Subject: Comparable developments

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

Hello Grant,

I see that residents are already irritable about the proposed development on Cottage Grove Rd.

I wonder if we might be able to look at similar developments in Madison as examples about what worked and didn't. Someone told me recently that similar developments have retail rents that are too high and thus spaces that are empty.

Personally, I lived on the Near West side when the Sequoia Commons development went in. Of course there were lots of neighborhood concerns. I would be curious to know what the neighbors think now, and if the retail is always fully rented. That was also a Krupp development, if I recall correctly.

After I left, Mullins built the hugeness at Old University and Highland, and someone said there are often empty retail spots there, which is a very busy area.

If you could generate a list of similar infill projects from the last 10 years, I would drive by some and have a look.

People seem to hate change, but they love the Royster library. I think most strip malls are an abomination, and many were opposed when they went in, but now they are so much loved, I

can't see why. Density is of course an issue, and I'm sure we'll study that for the new development, but it's better than sprawl and commuting, in my opinion.

Thanks

Carol Bracewell

4213 Drexel Ave

From: [Foster, Grant](#)
To: [Plan Commission Comments](#)
Subject: Fw: Concern for cottage grove rd
Date: September 12, 2020 10:55:30 AM

Grant Foster
District 15 Alder
Madison Common Council
608-285-2519

<https://www.cityofmadison.com/council/district15/blog/>

From: gpackers1 <gpackers1@gmail.com>
Sent: Monday, June 8, 2020 18:05
To: Foster, Grant
Subject: Concern for cottage grove rd

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

I just wanted to voice my concern over what I have heard about razzing of the old CP plaza shopping center.

I'm sorry to say we dont need anymore apartment units in this area.

This is becoming way over populated and not enough businesses in the area.

The person who owns that property is forcing business out and away from it because he has priced himself out of the community business. He wants the big dollars to sell it all off.

We dont need this to turn in to a major traffic problem. With the new apartments built across the street already it is going to increase traffic and safety concerns. Plus the people that live on John's street are surely going to feel the problem on there street with parking issues etc.

Plus the businesses that are in a rock throw away from them will also be impacted by the parking problems.

Traffic on John's street is terrible trying to pull out on to cottage grove road already.

The only people who approve such a disaster like this would be the ones who benefit from it by padding there pockets. There is no concern for the people who are living in this area.

Property value is surely going down because people who want a home don't want to be by all this.

When Royster area was built nobody was thinking when they built the 1st entrance off cottage grove rd to Dempsey rd. You almost rear end someone because they take the 1st turn into Roysters from the light. It isn't even 10 feet from the light. Looking for an accident for sure.

SL

From: [Foster, Grant](#)
To: [Plan Commission Comments](#)
Subject: Fw: Cottage Grove Rd/Monona Dr. Development
Date: September 12, 2020 10:52:51 AM

Grant Foster
District 15 Alder
Madison Common Council
608-285-2519

<https://www.cityofmadison.com/council/district15/blog/>

From: HildyB <hildybee@gmail.com>
Sent: Monday, June 15, 2020 22:57
To: Foster, Grant
Subject: Cottage Grove Rd/Monona Dr. Development

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

First of all, thank you for your regular updates regarding City of Madison and D15 topics. I appreciate receiving the information. I also appreciate your intentions to help make Madison a more equal and just community.

I do have a comment regarding the above proposed development project. I did attend one of the community meetings a few years ago regarding Cottage Grove Development, and one of my comments still holds. In re-reading the CG Activity Center planning document, the land use and urban design goals include:

- Look for opportunities to include 2 - 3 story apartments, town-homes, and housing that meet the needs of the "missing middle" between single-family homes and apartment buildings. Promote and support owner occupied housing opportunities within adjacent neighborhoods as they are affordable and offer opportunities for renters to move into home ownership.
- Encourage mixed-use and multi-family residential development of 2 – 5 stories (Atwood)

Granted that the Royster Clark development does include owner occupied housing, although my guess is that these houses do not meet the affordability needs of the "missing middle." With the Grove apartment development, and the proposal for the area across the street, the housing is apartments aka multi-family residential development. Not everyone wants to live in an apartment. (The latter is showing my personal bias. I know I don't want to live in an apartment complex.) It's my opinion that owner occupied housing is so expensive in Madison because demand is much greater than the supply, which is increasing prices. What happened to 2-3 floor housing similar to what's on the isthmus? Town homes/duplexes? I realize that high density fill-in is the urban name of the development game, and I believe we're creating less options, more siloing and segregation by building primarily apartments. In addition,

we're pushing people to move to surrounding towns, like Sun Prairie, where affordable town homes and duplexes are being built. (The latter then adds to other problems, such as transportation pollution, lack of public transportation, etc.)

Thank you for your attention! - Hildy Feen

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...Today should always be our most wonderful day. - Thomas Dreier

Remember that happiness is a way of travel, not a destination. - Roy Goodman

From: [Foster, Grant](#)
To: [Plan Commission Comments](#)
Subject: Fw: Cottage Grove Road @ Atwood Avenue development
Date: September 12, 2020 10:54:15 AM

Grant Foster
District 15 Alder
Madison Common Council
608-285-2519

<https://www.cityofmadison.com/council/district15/blog/>

From: Ben Seigel <bas@versastudio.com>
Sent: Wednesday, June 10, 2020 12:30
To: Foster, Grant
Subject: Cottage Grove Road @ Atwood Avenue development

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

Hi Grant,

Thanks for sending the postcard about Monday's zoom meeting. I appreciate you keeping the neighborhood informed of things that may affect us. From the meeting, I recognize the following: the developer is experienced, this is not his first rodeo, and he is used to receiving complaints and concerns from neighbors. Secondly, many neighbors bring up important points about setback, environmental impact, parking, and other matters.

I recognize the City Council has limited oversight for projects like this, however, it feels like it is a done deal, and the developer will pretty much get to build what he wants. I don't oppose development, in fact, I think we need a lot more of it, but at least some of it must be affordable.

Do we in the neighborhood have any leverage here?

At minimum, can we push the developer in a more sustainable direction, and towards inclusion of some percentage of affordable units?

Could we ask that he partner with B-cycle to put a station on the property?

Thanks for your response and all that you do,

Ben Seigel
Clover Ln

--

Ben Seigel
Principal, [Versa Studio](#)
Author, [Website Planning for Small Business](#)

From: [Foster, Grant](#)
To: [Plan Commission Comments](#)
Subject: Fw: cottage grove/monona drive development
Date: September 12, 2020 10:54:06 AM

Grant Foster
District 15 Alder
Madison Common Council
608-285-2519

<https://www.cityofmadison.com/council/district15/blog/>

From: mo1111@netscape.net <mo1111@netscape.net>
Sent: Tuesday, June 16, 2020 15:17
To: Foster, Grant
Subject: Re: cottage grove/monona drive development

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Yes, ideally there would be a wide sidewalk all the way to Olbrich and a separate sidewalk for pedestrians along the bike path. Also, it would be nice for future developments to have larger setbacks from the road on transportation corridors to allow for future transportation options. I think the city really blew it with the new apartment building that is located where the library used to be. It is right up to the sidewalk. This doesn't allow for any distancing of pedestrian/bike traffic.

Thanks,

Mark

-----Original Message-----

From: Foster, Grant <district15@cityofmadison.com>
To: mo1111@netscape.net <mo1111@netscape.net>
Sent: Tue, Jun 16, 2020 7:10 am
Subject: Re: cottage grove/monona drive development

Thanks, Mark. I've heard this point from others as well and think it's a good one. I also think we need a better bike connection from this corner to Olbrich Park and am working with staff from Madison and Monona on how we might accomplish that.

Thanks so much for writing in and sorry for the delayed response. Please stay tuned for updates on this project via my blog at the link below.

Grant Foster
District 15 Alder
Madison Common Council
608-285-2519

<https://www.cityofmadison.com/council/district15/blog/>

From: mo1111@netscape.net <mo1111@netscape.net>

Sent: Monday, June 8, 2020 11:13

To: Foster, Grant

Subject: cottage grove/monona drive development

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Hi Grant,

I am going to try to attend the meeting tonight but might not be able to. I hope they could build the sidewalk extra wide like they did around the new Pinney library. There is a lot of foot and bike traffic on that corner. Often bikes, (especially children on bikes) ride on the sidewalk to avoid the danger of riding in the street. Also, my neighbors and I cart canoes/kayaks on that sidewalk to access the lake at the dead end street which is across from the development.

Thanks!

Mark O'Neal
4117 Hegg Ave.

From: [Foster, Grant](#)
To: [Plan Commission Comments](#)
Subject: Fw: Krupp proposal
Date: September 12, 2020 10:51:53 AM

Grant Foster
District 15 Alder
Madison Common Council
608-285-2519

<https://www.cityofmadison.com/council/district15/blog/>

From: Liz D. <liz.winter.dannenbaum@gmail.com>
Sent: Monday, July 20, 2020 13:03
To: Foster, Grant
Cc: Mel Freitag; Sally; Jacky DaWalt; Rachel Marie; St McCarthy; hawk@hawksbar.com
Subject: Krupp proposal

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Hi Grant,

Thanks for your update today and thanks for your draft letter to the Commission.

I think I speak for more than just myself that one issue that worries neighbors, but is not included in your list, is traffic.

Traffic on Cottage Grove Road will be extremely slowed down as residents of the proposed development try to turn into the parking garage on their way home in the evening.

And soon there will be twice the traffic pulling in and out once the Grove opens!

I would like to see the issue of traffic addressed.

Thanks.

From: [Foster, Grant](#)
To: [Plan Commission Comments](#)
Subject: Fw: Lakeside shopping center
Date: September 12, 2020 10:52:04 AM

Grant Foster
District 15 Alder
Madison Common Council
608-285-2519

<https://www.cityofmadison.com/council/district15/blog/>

From: Nanci T <nrtibbetts@gmail.com>
Sent: Monday, July 20, 2020 12:04
To: Foster, Grant
Subject: Lakeside shopping center

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

I'd like to register my opposition to the redevelopment of the Lakeside shopping center. What this neighborhood needs, especially now when many are avoiding big box stores, was taken away; a hardware store and Ben Franklin. It's bad enough that the 2 buildings across the street were crammed into a low key neighborhood. More apartments are not necessary. Also, can we first finish the Royster Property and get started on Sentry?

Please, stop chipping away at our neighborhood. We like it the way it is. I've heard that plans have been set for several years (in a back room somewhere) to develop the golf course. We all saw the leaked plan for C&P in the newsletter before the plan was announced. I don't want to see Cottage Grove Rd become another dark corridor, lined with 4 story apartments.

Your neighbor,
Nanci Tibbetts
4022 Steinies Dr

From: [Foster, Grant](#)
To: [Plan Commission Comments](#)
Subject: Fw: Letter regarding Proposed Apartment Complex at Cottage Grove Road & Monona Drive 7-8-20
Date: September 12, 2020 10:52:40 AM
Attachments: [LL.docx](#)

Grant Foster
District 15 Alder
Madison Common Council
608-285-2519

<https://www.cityofmadison.com/council/district15/blog/>

From: Sue River <sueriver2002@yahoo.com>
Sent: Wednesday, July 8, 2020 18:03
To: Foster, Grant
Subject: Letter regarding Proposed Apartment Complex at Cottage Grove Road & Monona Drive 7-8-20

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

From: [Foster, Grant](#)
To: [Plan Commission Comments](#)
Subject: Fw: Monona/Cottage Grove Rd apts
Date: September 12, 2020 10:53:22 AM

Grant Foster
District 15 Alder
Madison Common Council
608-285-2519

<https://www.cityofmadison.com/council/district15/blog/>

From: CAROL J ALLEN <cjallen@wisc.edu>
Sent: Monday, June 15, 2020 17:48
To: Foster, Grant
Subject: Monona/Cottage Grove Rd apts

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

Hello Grant Foster

I live at 4005 Hegg Avenue, a short distance to Davidson Street. I'm not happy with the proposed 4-story apartment development. Beyond the added traffic congestion, noise, etc., they will block a partial sky view. I can't imagine living in those apartment buildings on Davidson, looking out their back windows at buildings. I imagine since the property has already been bought, that its too expensive for businesses to go there. I listened to the meeting until about 7:30. It sounds like it is not a good market for small businesses so why not just eliminate that feature. A few condos or homes would be more ideal. I'm still mad that Ace and Bethesda thrift shop departed and Ben Franklin at Lake Edge.

This is a fairly quiet neighborhood which will be ruined with further apartments, in my opinion. Since the developer has already bought the property, not sure what options there are unless he drops the apartment proposal and sells it for business development.

Carol Allen

From: [Foster, Grant](#)
To: [Plan Commission Comments](#)
Subject: Fw: Neighborhood Development Meeting
Date: September 12, 2020 10:53:52 AM

Grant Foster
District 15 Alder
Madison Common Council
608-285-2519

<https://www.cityofmadison.com/council/district15/blog/>

From: Emily Kuh <emilykuh@gmail.com>
Sent: Tuesday, June 16, 2020 17:29
To: Foster, Grant
Subject: Re: Neighborhood Development Meeting

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

Thanks Grant.

My main question is how they plan to manage traffic coming out of the driveway from the underground parking. Making a left hand turn on Cottage Grove Rd. is going to be difficult during certain parts of the day. With that being said, I'm worried people will be making right hand turns and speeding through our neighborhood. I live on Drexel and already deal with traffic speeding down our street during morning hours. These added tenants will only add to the issue. I'd like to know what they have planned for this perceived problem. Perhaps more speed bumps?

On Tue, Jun 16, 2020, 08:23 Foster, Grant <district15@cityofmadison.com> wrote:

Thanks, Emily.

Yes, Traffic Engineering will review the proposal once it's submitted (anticipated to be early July). They will provide comments and recommend conditions of approval.

If you have specific comments or questions you'd like considered you can send to me and I will share with Traffic Engineering now. I'll also continue to provide updates on the proposal via my blog (link below my sig), so would encourage you to follow along there for additional opportunities to provide input.

Grant Foster

District 15 Alder
Madison Common Council
608-285-2519

<https://www.cityofmadison.com/council/district15/blog/>

From: Emily Kuh <emilykuh@gmail.com>
Sent: Wednesday, June 10, 2020 8:52
To: Foster, Grant
Subject: Neighborhood Development Meeting

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

Good Morning Grant,
I attended the Zoom meeting the other night for the proposed development on Cottage Grove Rd and Monona Dr. I have a newborn in the house, so the virtual meeting was a lot easier to attend than an in-person one. Maybe these will continue into the future. Anyway, I wanted to ask if there will be a meeting to discuss future traffic in the neighborhood with the proposed building. Concerns were raised and traffic questions seemed to be handed off to the traffic engineer. If there will be a future discussion or if I need to forward my questions to the engineer, would you guide me in the right direction?

Thank you,
Emily Kuh
4008 Drexel Ave

From: [Foster, Grant](#)
To: [Plan Commission Comments](#)
Subject: Fw: New Development
Date: September 12, 2020 10:51:17 AM

Grant Foster
District 15 Alder
Madison Common Council
608-285-2519

<https://www.cityofmadison.com/council/district15/blog/>

From: Jennifer Kuhr <jkuhr@ci.monona.wi.us>
Sent: Friday, September 11, 2020 8:49
To: Foster, Grant
Subject: New Development

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

Good Morning Alder Foster,

I had a group of constituents contact me regarding the proposed development at 109-209 Cottage Grove Road. They reside in the complex off of Monona Drive and Ferchland Place. Their main concern is the large number of units proposed for this plot of land and how the increased traffic at this intersection will be addressed. Do you know if any traffic studies have been completed to assess this change? I was unable to find any reference to a traffic study online. The residents have reached out to the Plan Commission in Madison and have been told that since they are not residents their concerns are not consequential. I am unable to attend the public hearing on Monday but I do know that the Monona residents that raised these concerns will be in attendance. I have read in the media that you have concerns about the development as well. If you see fit to do so, including the concerns of Monona in your arguments would be appreciated since our residents are not being heard.

Thank you very much for your time and consideration,

Jennifer Kuhr
Alder, City of Monona

From: [Foster, Grant](#)
To: [Plan Commission Comments](#)
Subject: Fw: Prime Urban Design Proposal
Date: September 12, 2020 10:51:29 AM

Grant Foster
District 15 Alder
Madison Common Council
608-285-2519

<https://www.cityofmadison.com/council/district15/blog/>

From: Dar McDuffee <darhmcd@gmail.com>
Sent: Monday, July 27, 2020 11:48
To: Foster, Grant
Cc: lakeedgeNA@gmail.com; duckowinter@gmail.com
Subject: Prime Urban Design Proposal

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

Hello Grant,

I am very much against the 190 unit proposal at intersection of Monona Dr and Cottage Grove Rd. I listened to Joe Krupp's presentation at the June 8 virtual meeting however I did not speak. I also read the 2017 CG Rd Activity Centers Plan. My main concern is that the only activity that will be realized with this proposal is increased traffic. There will be no benefit to existing residents and in fact it will inconvenience our daily lives. The 2017 City written plan acknowledges that there is already a very high volume of regional traffic and that was prior to the completion of Royster Corners (86 units) and The Grove (112 units). We have not yet felt the impact of additional traffic from the Grove since it is still unoccupied. With the addition of 191 new units we will see a total of 389 new apartments within a two block area and within a two or three year timeframe. I hate to imagine the bottleneck traffic at CG Rd. and Monona Dr.

I visit the City of Portland, OR frequently as I have family there. Within every borough one can walk, not drive, to a business district that has restaurants, book stores, boutiques, major food stores, and even single screen movie theaters. It is truly a pedestrian friendly city. A frequent argument is that people shop online now and bricks and mortar shops cannot survive. Is this because there is so much new construction and the price for retail space has increased to the point that it is no longer affordable? I would like our city to focus on making our neighborhoods like they were when I grew up with local businesses that folks can walk to. Why doesn't our city encourage less driving by supporting neighborhood businesses?

Our neighborhood was saddened when Ace Hardware closed. I would love for the proposal to include a hardware store with apartments above and around. It was an anchor, neighbors ran into each other and it was a friendly place to go to.

Why not make housing developers have a signed commitment from a business for the required retail space prior to approval? How about tax credits for the businesses? The 2017 plan mentions the city of Madison Office of Business Resources. Does that agency try to recruit businesses in these new developments that would be complimentary to the neighborhood?

Thanks Grant for all the hard work that you do.

Sincerely,

Dar McDuffee

From: [Foster, Grant](#)
To: [Plan Commission Comments](#)
Subject: Fw: Project at Monona Dr. and Cottage Grove Rd.
Date: September 12, 2020 10:54:50 AM

Grant Foster
District 15 Alder
Madison Common Council
608-285-2519

<https://www.cityofmadison.com/council/district15/blog/>

From: rberling1 <rberling53714@gmail.com>
Sent: Tuesday, June 9, 2020 7:09
To: Firchow, Kevin
Cc: Foster, Grant
Subject: Project at Monona Dr. and Cottage Grove Rd.

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

Kevin: Sorry I lost track of this email address to submit questions until this morning.

Here are my comments. We live on the curve of Royster Oaks Dr.

1. Since turning left out of the basement parking is difficult (I can attest to that) I predict people will turn right, go a couple blocks and turn left on Royster Oaks Dr. We live on Royster Oaks Dr. and already have enough “fly by” drivers using Royster Oaks Dr. and Olbrich as a “stoplight free” route between Cottage Grove and Atwood Ave.

It’s actually dangerous for us to back out of our driveway as drivers accelerate coming around the curve from Olbrich eastbound to Royster Oaks southbound before they can see if the roadway is clear.

Solution might be some speed bumps, which we could use tomorrow as speeds are often excessive. I also believe risks will increase when all the lots are occupied and additional street parking further blocks the driver’s view.

Actually the same right turn/left turn issue goes for bikers adding to the concern for their safety. The bike count on Royster Oaks Dr. is very high, yet there is no dedicated bike lane.

I do have to compliment the fire department. They drove by in a fire truck at a safe speed this morning. The safe speed is so rare it is noteworthy. Probably after their morning trip to Woodman’s.

2. Is there any thought given to energy conservation or solar generation? The library has underground geothermal and we have solar on our house. Anything to contribute towards energy conservation would be a good move.

3. Nobody in their right mind is going to want to socialize on a terrace at the corner of Cottage Grove and Monona Dr. The traffic noise and car fumes preclude enjoyment. Why not put that terrace out back where it could be serviced by a first floor vendor or by Java Cat? And maybe those apartment dwellers behind the development could share and enjoy the space? Why do we have to be so insular and exclude social interaction?

Thanks,

Richard

From: [Foster, Grant](#)
To: [Plan Commission Comments](#)
Subject: Fw: Proposed apartment complex on Cottage Grove Road
Date: September 12, 2020 10:52:29 AM

Grant Foster
District 15 Alder
Madison Common Council
608-285-2519

<https://www.cityofmadison.com/council/district15/blog/>

From: laura levenhagen <lauralevenhagen@yahoo.com>
Sent: Tuesday, July 7, 2020 15:03
To: Foster, Grant
Subject: Proposed apartment complex on Cottage Grove Road

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2020

July 7,

Dear Alderman Grant Foster

I attended the Zoom presentation regarding the proposed 4-story apartment complex on Cottage Grove Rd where the Pinney Library, Ace Hardware, Jade Monkey, etc. were. I rent an apartment at 104 Davidson St. and my balcony looks right onto "Burner Alley" and the Jade Monkey parking lot so the proposed apartment will literally be in my backyard. I am opposed to the plans as they were presented for the following reasons:

- 1) It is a huge, obtrusive cement behemoth of a building that obstructs the view and closes in the existing neighborhood. The developer said that it would provide "great views" however, this will be for his tenants only because the rest of us will view cement walls.
- 2) The apartments are expensive and cater to young urban professionals with dogs instead of children (his words). This is a family neighborhood with children, schools, community, gardens, trees, walking and biking trails.
- 3) The 200 people inhabiting the apartments will overstress the area with the density of people, cars, traffic and noise. It already has become very noisy with the existing traffic, construction and F-35's flying overhead.
- 4) It offers no low or moderate income housing. Now is the time to honor and build for diversity. That is how a community stays healthy. \$1200 for a studio apartment, really???? How about remodeling the existing office buildings downtown into

apartments for people who are urban professionals who want big city living? Now with Covid 19, more people will be staying home to work and there will be a need to repurpose office building space.

5) We need functional stores in this area that serve the neighborhood. A hardware store, small grocery, bakery and thrift store would be more appropriate and serve the community instead of boutiques. Especially with the influx of people who will live across the street at the new Grove Apartments.

Thank you for your consideration. I think it is really important to plan with and for the existing community and create an environment that is healthy, diverse, inclusive, and functional while respecting the essence of the neighborhood. It is time to stop allowing the highest bidder to come in and make huge structural changes that creates a profit flow for a few but negatively impacts the people who live there.

Sincerely,
Laura Levenhagen

From: [Foster, Grant](#)
To: [Plan Commission Comments](#)
Subject: Fw: Proposed Development, Corner of Monona Dr and Cottage Grove Rd
Date: September 12, 2020 10:52:21 AM

Grant Foster
District 15 Alder
Madison Common Council
608-285-2519

<https://www.cityofmadison.com/council/district15/blog/>

From: Pat Malcolm <pmalcpoet@gmail.com>
Sent: Tuesday, July 14, 2020 13:45
To: Foster, Grant
Subject: Proposed Development, Corner of Monona Dr and Cottage Grove Rd

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

Dear Grant,

This letter is a copy of that I just sent to Kevin Firchow at the city planning department. I would appreciate your keeping the neighborhood informed about the progress of this proposal, which I oppose in its current form. Thanks.

“Hi, Kevin,

“I attended the public session on June 8. I live at [206 Davidson St](#), the easternmost of the apartment buildings behind the proposed development. I have some questions and concerns.

“1. Property line fence: The property line is currently marked by a 4-1/2’ chain link fence. Will there be a taller, more solid fence during construction? Will there be a fence once construction is finished? What kind?

“2. U-shaped buildings: It is clear that the two proposed buildings are u-shaped. How close to the property line will those wings be? How tall will they be? 206 Davidson is closer to the property line than other buildings on the block. In addition, our first floor is at garden level, with patios and sliding patio doors. My patio ends about 20’ from the property line fence, with my slider about 5’ further. Having a large wing approaching the property line from the other side seems intrusive, and I strongly oppose this facet of the proposed design. The building

height, especially as it nears the property line, is also a big concern, as it will block any sky view from first floor in this building.

“3. Density: The Comprehensive Plan recommends a density range of up to 70 units per acre, and at the meeting Joe Krupp estimated the site of the proposed development is about 2 acres. The proposal noted a total of 191 apartments, which is well in excess of the recommendation. Since it was noted the emphasis was to be on young professionals commuting by car the density cannot be supported by local infrastructure, including roadways and local recreational offerings.

“4. Transportation: As noted above, there is no intention that residents will utilize public transportation, and local routes would not support that in any case. Developments of this size should be located on major arteries with sufficient plans for public transportation, and its use must be encouraged going forward. It seems strange for the Mayor’s Office to plan for future transportation viability and the Planning Department to operate in opposition to viability.

“5. Retail Development: This development as proposed supports only minimal retail space. Indeed, the developer has said the project must have the housing density to make it possible at all. However, mixed apartment/retail developments that are failing are a result of unwise planning on the city’s part, demanding retail space in new buildings built in neighborhoods with no retail history, and now failing to provide it in a historically retail corridor.

“6. Water Quality: At a time that the county is doing all it can to improve and support lake, wetland and watershed health, it would be irresponsible for the city to support high density development so close to Lake Monona. The city should be working with the county rather than at cross purposes. Irresponsible location of high density development near the lakes and in wetlands will guarantee that water levels remain high and water quality remains poor.

“I have strong reservations about approval of this proposal. I also ask that alterations be made to the plan if it is to be built, in consideration of the neighbors and neighborhood next door.

“Thank you,

“Pat Malcolm

[206 Davidson St #2](#)

[Madison, WI 53716](#)

[608-520-9301](#)

Pmalcpoet@gmail.com”

Grant, can you imagine what this density would mean for Olbrich Park and it’s beach? And can you imagine what it would mean for the city to close the local golf course in a year or two, and

then add this large a market in four years?

Joe Krupp may deserve a return on his investment, which he says can only happen if he gets his high density and no retail development, but what about the rest of the neighborhood? Madison used to be known for its quality of life. Don't I and my neighbors deserve the quality of life we signed up for? I did live in New York City, and I can assure you, if that's the lifestyle I wanted I would still be there! Proper planning could allow Madison to grow while maintaining a good quality of life for everyone, but that means a good plan and, more importantly, strong adherence to the plan. Traffic management and BRT for Milwaukee St, not a delivery hub. Reasonable placement of high density housing. Attention to water quality projects. Preserving and even expanding city parks and green spaces. Public art and green space requirements for development. Affordable housing that is—gasp!—actually affordable. Traffic planning that supports bike travel and shopping districts. Let's preserve our best while building for the future!

Thanks as always,
Pat

Sent from my iPad

From: [Foster, Grant](#)
To: [Plan Commission Comments](#)
Subject: Fw: thoughts on 3900 Cottage Grove Road development
Date: September 12, 2020 10:54:59 AM

Grant Foster
District 15 Alder
Madison Common Council
608-285-2519

<https://www.cityofmadison.com/council/district15/blog/>

From: Don Ferber <d_ferber@sbcglobal.net>
Sent: Monday, June 8, 2020 23:42
To: Foster, Grant
Subject: thoughts on 3900 Cottage Grove Road development

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

Grant,

Was on for a while this evening listening, but had to move on to something else. So, a few thoughts to share.

First, in general, I (and the Sierra Club) support urban infill with higher densities along transit corridors especially since this not only gives people more transit options, but helps support mass transit.

While I didn't hear anything about any special efficiency measures or solar, I would like to see them discuss options to make the building's energy footprints as small as possible. We can't keep putting up new buildings that don't help us achieve Madison's energy goals. Plus, lower energy use buildings also have lower energy bills and they could likely charge more for rent. But larger buildings tend to be more energy efficient - another reason I support this urban infill with multiple apartments. I do agree that some low income apartments would be nice as well, as well as more commercial, but perhaps the latter is not that feasible currently at that site.

Regarding traffic concerns, if we don't build in settings like this where we have good transit options, and force development elsewhere and onto the periphery, then we take up other valuable lands, reduce support for mass transit, and force people to drive more which increases traffic everywhere.

I also want to mention that high density development also supports our tax base versus spread out development that ends up being a net drain.

Thanks,

Don

P.S. Really appreciated your alder report with your statement on the systemic change we need.

From: [Foster, Grant](#)
To: [Plan Commission Comments](#)
Subject: Fw: VIRTUAL NEIGHBORHOOD MEETING
Date: September 12, 2020 10:55:51 AM

Grant Foster
District 15 Alder
Madison Common Council
608-285-2519

<https://www.cityofmadison.com/council/district15/blog/>

From: Sue Burkard <sburk_2@charter.net>
Sent: Monday, June 8, 2020 16:02
To: Foster, Grant
Subject: VIRTUAL NEIGHBORHOOD MEETING

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

Grant –

Wanted to let you know that my husband and I will be unable to attend your virtual meeting this evening. However, I want you to know that we are strongly opposed to Prime Urban Properties' proposal and any others that would involve additional building of apartments in this area.

I grew up in the Eastmorland neighborhood, my husband in Monona. One reason we chose to live in this area as adults was the great neighborhood feel. We have lived in our current home for nearly 26 years and have an apartment building and businesses as neighbors on one side. Some renters are fine, but others disrespect our property and continually litter. This issue has not been resolved over the years because the absentee landlord does not seem to care either.

The Lake Edge/Eastmorland areas are losing their sense of neighborhood. What I mean by this is that you can no longer walk to stores, businesses or amenities within those areas because so many have left. We should be encouraging the development of local small businesses, as well as national chains. If you look at all the previous development done within the last 3-4 years on Cottage Grove Road it's all been apartments, with the exception of the Pinney Branch Library.

There are already plenty of condos and apartments...what we need is business development.
Thanks for listening.

From: jennflynn13@yahoo.com
To: [Plan Commission Comments](#)
Cc: [Foster, Grant](#)
Subject: Item #13 - CGR Redevelopment Proposal
Date: September 13, 2020 1:39:26 PM

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

Hello,

As a resident of Lake Edge, I would like to express my thoughts and opinions. Madison is quickly becoming the place of expensive, modern, and luxury apartments/condos. It is changing the look and feel that drew residents to the interesting neighborhoods Madison has (soon to be had) to offer. The gentrification and generification needs to be reeled in. I absolutely do not support the continuing trend to erase what makes Madison unique. Thank you.

Jennifer Flynn

Sent from my iPad

From: Noemy E Lesieutre
To: [Plan Commission Comments](#)
Subject: Project 61384, Item 13, on the September 14, 2020 Plan Commission agenda
Date: September 13, 2020 7:51:16 PM

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

9/12/2020

Regarding Project 61384, Item 13, on the September 14, 2020 Plan Commission agenda

Dear Members of the Plan Commission,

I would like to start off by thanking you for your time and commitment to the Plan Commission.

As a citizen of the area and a current West High School student, I am concerned about the lack of affordable housing in the proposed new developments on Cottage Grove. While this is a deep concern of my own, it is also a concern of the Lake Edge Neighborhood Association.

Because of this, I would like to see more housing built for those who wish to live in the area but can not afford to pay the average prices of the area. I also believe it is necessary to create more space for affordable retail, which is needed to make this a neighborhood that does not force people to drive for everything. For this same reason, I advocate making space for amenities like benches, lighting, bike racks, and planters that promote and protect the pedestrian environment.

In sum, I ask you to require the developers to create more access for lower-income residents, and for communal neighborhood space. For this, I am most obliged.

Again, thank you for your time,
Noemy Lesieutre, 2522 Marshall Parkway
Member, 350 Madison

From: Cecily Greblo
To: [Plan Commission Comments](#)
Subject: Project 61384, Item 13, on the September 14, 2020 Plan Commission agenda
Date: September 13, 2020 7:42:58 PM

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

9/12/2020

Regarding Project 61384, Item 13, on the September 14, 2020 Plan Commission agenda

Dear Members of the Plan Commission,

Thank you for working in Madison to improve our city!

I am a junior at Madison West High School, and I am concerned about the new developments on Cottage Grove. Biking and walking are my main forms of transportation, and I am concerned that the new developments on Cottage Grove do not support pedestrians. I encourage the prioritization, as brought up by the Lake Edge Neighborhood Association, of amenities for pedestrians, including benches, drinking fountains, and bike racks (allowing room for the two foot buffer room on the sidewalk). I encourage the use of green spaces for public gatherings. I also encourage neighborhood associations and property owners to work together to accommodate these spaces for the public and allow for usage. This space on Cottage Grove should be friendly to the public and accessible for foot traffic to support businesses and community, and I hope you will take these requests into consideration moving forward.

Best regards,
Cecily Greblo, 814 Oneida Place.
Member, 350 Madison

From: Kristie Goforth
To: [Plan Commission Comments](#); [Foster, Grant](#)
Cc: [Bryan Gadow](#); [Wood, D](#)
Subject: Public comment for 3900 Monona Drive/109-209 CGR
Date: September 13, 2020 2:12:10 PM

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Hello,

Thank you for your time and dedication serving our community and ensuring that developments make the highest and best use of land. I wanted to register my concerns for this development and the traffic congestion that will occur at the intersection of Monona Drive and Cottage Grove Road.

How will the City of Madison address increased traffic at this intersection? Traffic coming off of CGR does not yield to those coming off Ferchland Place due to the intersection not being lined up perfectly. Will additional signage be installed or painted on the road? Will any other measures be taken?

What will be done to ensure the safety of bicyclists traveling through the intersection? The Monona Lake Loop is one of Dane County's most popular bike routes and many Lake Loop riders travel through this intersection. It's important that bike safety and accommodations also be considered with this plan.

I also encourage you to create small commercial units that are affordable for the local businesses that have been and are being displaced at Lakeside Shopping Center. As the former Executive Director of the Monona East Side Business Alliance (MESBA), I know the business community well and those units could easily sit vacant for the long term if the lease rates run any higher than \$15/sq. ft.

Thank you for your consideration,
Kristie

--

Kristie Goforth (*formerly Kristie Schilling*)

Monona City Alder

kgoforth@ci.monona.wi.us

(608) 444-8641

Your Vote Matters: [Register to Vote Here](#) and [Find State-by-State Voting Information Here](#)

From: [Ryan Taber](#)
To: [Plan Commission Comments](#)
Cc: [Foster, Grant](#)
Subject: In support of agenda items 12–14
Date: Monday, September 14, 2020 11:13:56 AM

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Dear Plan Commission members,

I am unfortunately not able to attend the meeting this evening (9/14) so I am registering my comments in support of agenda items 12–14, relating to the proposal for the property at 209 Cottage Grove Rd.

Most of the oppositional comments I've seen on Facebook and heard in conversations with neighbors revolve around two points: the loss of commercial space and altering the “character” of the neighborhood.

While I'm sympathetic to the loss of commercial space, I think it's worth acknowledging two things: 1. the anchor space in the strip mall has been vacant for a couple of years (excepting the temporary Pinney Library location, which was never meant to be a permanent tenant anyway) and 2. a single-story strip mall and assorted other single-story buildings isn't a very efficient land use, and wouldn't be even if the anchor space were occupied.

I am entirely unmoved by the argument about altering the “character” of the neighborhood. It's a fact of life that neighborhoods change. Not too many years ago, when the most prominent establishment in the area was a large fertilizer factory, the character of the neighborhood could have arguably been described as industrial. But the neighborhood changed—for the better, I would say. The “neighborhood character” argument is an argument of privilege: those who already have housing want everything to stay the same. But that can't be. Madison desperately needs more housing within the urban core, and the only way to do that is to increase density. If select areas within the neighborhood have to evolve to support that, then so be it.

So, although I wish the developer could find a way to incorporate more commercial space, I can't justify passing up housing simply to save a low-density, partially-occupied strip mall. To that end, I am generally in support of the proposal.

Thank you,
Ryan Taber
705 Dempsey Rd., Madison

From: [Foster, Grant](#)
To: [Plan Commission Comments](#)
Subject: Fw: Cottage Grove Rd. Development
Date: Monday, September 14, 2020 11:15:34 AM

Grant Foster
District 15 Alder
Madison Common Council
608-285-2519

<https://www.cityofmadison.com/council/district15/blog/>

From: brenna holzhauer <brennawells@gmail.com>
Sent: Monday, September 14, 2020 10:14
To: Foster, Grant
Subject: Fwd: Cottage Grove Rd. Development

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Dear Alder Foster,

I'm writing in regards to the Plan Commission hearing this evening. We have a hard time attending evening meetings during our toddler's dinner/bedtime, but I wanted to share our comments with you as well (see below).

Thank you for representing our district and keeping us informed!

Brenna & Pete
405 Bowman Ave

----- Forwarded message -----

From: **brenna holzhauer** <brennawells@gmail.com>
Date: Thu, Jul 2, 2020 at 4:03 PM
Subject: Cottage Grove Rd. Development
To: Lake Edge Neighborhood Association <lakeedgeNA@gmail.com>

Hi, thank you for the informative LENA newsletter. I'm writing about the proposed development on Cottage Grove Rd.

Due to an infant at home and everything else going on, I haven't been able to attend any of the recent neighborhood or district meetings about this, but I wanted to share my support for "more public and retail space, more sidewalk and green space."

I'm not sure what other specific recommendations you're calling for in your letter, but as avid walkers and cyclists, our family is very interested in the prospect of continuing our daily walks down this corridor, and would definitely frequent local retail with family-friendly options, including grocery, markets, restaurants, bakery, art/craft supplies, hardware, or kid-friendly retail or activities.

Please let me know if you have more info to share or if I can assist or otherwise be involved.

Thanks,
Brenna
405 Bowman

From: noreply@cityofmadison.com <noreply@cityofmadison.com>

Sent: Sunday, September 13, 2020 12:20 PM

To: Jonely, Ryan <RJonely@cityofmadison.com>

Cc: Ethington, Ruth <REthington@cityofmadison.com>

Subject: Contact City of Madison Planning

The following contact request was received:

Name: David and Gay Huenink

Address:

101 Ferchland Place, Unit 304

Monona, WI 53714

Phone: 6082731199

Email: gayhuenink@gmail.com

Subject: General Questions/Feedback

Message:

Concerns regarding proposed development at Cottage Grove Road and Monona Drive:

The impact of an additional 188 apartment units will surely exacerbate automobile and pedestrian traffic at an already busy intersection. What measures will be taken in regards to this concern?

Will there be stores in the retail areas (walking distance) such as grocery, bakery and hardware to accommodate the increase in population?

Lastly, but importantly will the increase in apartment housing density mean an increase in crime?

Concerned neighbors,

David and Gay Huenink

From: [Dana G.](#)
To: [Plan Commission Comments](#)
Subject: Agenda Items 12-14 of Plan Commission Meeting 9/14 5:30pm
Date: Monday, September 14, 2020 1:08:35 PM

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

Hello,

I would like to express the reasons for my strong opposition for Agenda Items 12-14 of the meeting on 9/14 at 5:30 pm concerning the mixed-use building proposed.

I just moved into an apartment building in July on Davidson St. that will be directly behind the proposed mixed-use building. I moved here to be in a private, affordable apartment. I am very much concerned with the amount of noise and debris the demolition and building of a new mixed-use building would create, as it is directly in my backyard. My partner and I work at home and the construction would directly affect our jobs. Not to mention the lack of privacy the many apartment units that would directly face my patio and windows would create. Also, I am very concerned about how a 4 story building would shadow our building and the other apartment buildings on Davidson St. This is a form of pollution and prohibits existing residents in the nearby area from getting the necessary sun for their plants, mental health, etc.

I am seriously wondering why Madison continues to support these mixed-use buildings when most of the commercial spaces remain vacant and unused for years. I moved to Madison three years ago and I have seen the city change tenfold within that time, with many mixed use buildings having been built. Most commercial spaces I have seen built still haven't been filled within that time, even in higher traffic areas than Cottage Grove Rd and Monona Drive. It seems as though the developers and property managers do not plan on filling them, as they just want to get zoned to create so-called "affordable" housing to profit off of. My partner and I cannot afford any of these "affordable" apartment complexes and we both have full-time jobs. I have been able to find much more affordable housing by renting other residences in Madison. All of these buildings are empty promises to build "community" in these places by supporting space for small businesses and affordable housing to support the areas. What blatant lies.

This first floor wasted commercial space raises the buildings by an unnecessary floor, and shadows surrounding buildings and homes for no reason when they sit vacant. I agree it would be great to have more local and small businesses in the area, but not like this. This would be a barrier to businesses and further create more unaffordable commercial spaces.

I can't believe after many mixed-use buildings already going up on Cottage Grove Rd. that this is even being considered. Why doesn't anyone stop and see how the other buildings do before rushing to build another and another and another on THE SAME ROAD? Why do we need more unaffordable commercial spaces?? I am unimpressed by the lack of resourcefulness and thoughtfulness that goes into any of these buildings.

Strongly Opposed,

Dana Griepentrog

From: [Don Ferber](#)
To: [Plan Commission Comments; Foster, Grant](#)
Subject: Item #13 - CGR Redevelopment Proposal
Date: Monday, September 14, 2020 1:23:20 PM

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I support the redevelopment on Cottage Grove Rd over to Monona Dr. This is a very appropriate use of this property to provide affordable housing and urban infill along good transit corridors, and is an area that is already seeing strong growth. It is also close to nearby shopping and the new library and will provide more vitality in the neighborhood, as well as help support better bus service to the area.

The current single story businesses have not done well in this location, and this is a prime location for a modernized residential and commercial presence.

Don Ferber
4700 Allis Ave
Madison

From: bette g
To: [Lemmer, Lindsay](#); [Foster, Grant](#); [Rummel, Marsha](#); [Parks, Timothy](#); [Firchow, Kevin](#); [Heck, Patrick](#)
Subject: Public comment Legistar 61384
Date: September 14, 2020 3:55:28 PM

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

109-209 Cottage Grove Road and 3900 Monona Drive Legistar 61384

Dear Members of the Plan Commission:

I have several concerns with this proposal but the greatest regards traffic safety—including pedestrians and bicyclists—at and near the intersection of Cottage Grove Road and Monona Drive.

To place this proposal in context: 300 apartment units (plus commercial space) are expected to be constructed on the former Royster property. To date, 157 apartment units plus some of the planned 51 single-family homes have been completed.

112 units just opened for occupancy in August at The Grove Apartments. The actual traffic impacts of this development cannot yet be assessed.

70 rental units are under construction at Acewood Boulevard and 153 apartments were recently approved for Grandview Town Center Block B at Gemini Drive.

Once we emerge from Covid, the new Pinney Library will likely generate more traffic than it did in previous locations as a prime destination center.

The additional traffic from the tenants of 193 units at this busy intersection, already very congested during normal pre-Covid daily rush hours, could be expected to result in diminished safety for all. The width of CGR from Monona Drive to Maher/Royster Oaks Drive (which is mostly one lane heading east) is at its maximum which should also be considered.

Prior to a decision by the Plan Commission, I suggest that Traffic Engineering be requested to conduct a high quality Traffic Impact Analysis—including extrapolating the expected impact of the new Grove Apartments, the Ace Apartments and Grandview Block B at post-Covid levels—with a separate scenario adding in anticipated traffic loads from this proposal.

Approval standards for the issuance of a conditional use permit include: “1)The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.” The Commission should rely on a professional analysis regarding the traffic safety aspect of this project.

Regards,
Beth Godfrey

From: [Ronald Bilchik](#)
To: [Plan Commission Comments](#)
Subject: Proposed developments on Cottage Rd just east of Monona Dr
Date: Monday, September 14, 2020 5:03:59 PM

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

With the proposed mixed use developments at this location, there will be a total of approximately 400 new units with probably 600 new vehicles in this area, negotiating and overwhelming the intersection of Monona Drive and Cottage Grove Rd. This is already a dangerous situation and will become much worse unless significant street revisions are made.

Ron Bilchik
101 Ferchland Dr, Unit 201
Monona, WI 53714

Sent from my iPhone

From: [Foster, Grant](#)
To: [Plan Commission Comments](#)
Subject: Fw: [D15] Cottage Grove Rd-Monona Ave Project
Date: Monday, September 14, 2020 5:35:05 PM

Grant Foster
District 15 Alder
Madison Common Council
608-285-2519

<https://www.cityofmadison.com/council/district15/blog/>

From: phillmuell@charter.net <phillmuell@charter.net>
Sent: Monday, September 14, 2020 15:48
To: Foster, Grant
Subject: [D15] Cottage Grove Rd-Monona Ave Project

Recipient: District 15, Grant Foster

Name: Dean Mueller
Address: 4110 Maher Ave, Madison, WI 53716
Phone: 608-221-3668
Email: phillmuell@charter.net

Would you like us to contact you? No, do not contact me

Message:

I agree with your views on this project. More housing is needed now and in the future. It is appropriate for some of this area.

Healthy neighborhoods need commercial space. The loss affordable commercial space would be detrimental to maintaining a vibrant neighborhood.

From: [Andrea Reis](#)
To: [Plan Commission Comments; Foster, Grant](#)
Subject: Item #13 - CGR Redevelopment Proposal
Date: Monday, September 14, 2020 9:04:33 PM

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

I would like to be on record as opposing the proposed development. This cities desire to create urban density and more housing options is being done in a short sighted and narrow manner. These types of development drive out small businesses crucial to a neighborhood. The loss of these businesses force people to have to travel to the “outskirts” of town to shop in a big box store. Which in turns increases car/bus traffic and then emissions etc etc. I have lost the ability to walk to several everyday businesses in this neighborhood as they have been driven out by your master plan.

The Traffic study must have taken a very narrow view of the local effects increased density in this neighborhood would create. The increased amount of traffic from the most recent developments in the Royster common area is noteworthy. So much traffic is taking “shortcuts”

through local residential streets with increased speeds and disregard for safety that it is alarming.

Having even more concrete surfaces so close to Lake Monona is a proven detriment to water quality as it decreases the green space needed for watershed purposes. This city is giving water quality needs lip service and no real long term plans.

There are numerous mixed use developments such as the proposal all over this city. What is the vacancy rate on each of them? So many that I pass appear to have very low occupancy. There needs to be a guide that limits similar developments if the occupancy rate is below a specific level. This would help assure the density that city planners are looking to achieve is actually achieved.

It feels like our local government is looking for easier solutions such as this development to create a revenue source than to do the hard work of identifying and eliminating the waste in city operations.

It is truly disappointing that our City leaders no longer really listen to the people who live in the neighborhoods around the city. The majority of the affected neighbors in this area are opposed to this development, you were sent that information previously. After all, we are the ones that have to live with the results of your arbitrary decisions.

Andrea Reis

From: [Dan Zimmerman](#)
To: [Plan Commission Comments; Foster, Grant](#)
Subject: Item #13 - CGR Redevelopment Proposal
Date: Tuesday, September 15, 2020 10:06:24 AM

If there are modifications to the current plan, I support the redevelopment plan. The two primary changes I believe are necessary are: 1) To include some affordable housing in the plan; and 2) To have more commercial space at affordable rents to have retail/restaurant/services within walking distance of both the Eastmorland and Lake Edge neighborhoods.

Adding much needed housing in the area is consistent with these plans and important to support sustainable growth in the broader Madison region, but is also needed to support the desires articulated by many neighborhood residents for increased access to additional businesses and services in the neighborhood. The proposal includes sufficient parking to satisfy the expected demands that would come with the new housing and Traffic Engineering does not anticipate significant traffic congestion issues as a result of the proposal.

Like Alder Grant, I very much share the concerns that have been raised about the potential loss of 32,000 square feet of affordable and flexible commercial space located in what has been the very heart of the commercial district that has served the Eastmorland and Lake Edge neighborhoods for over half a century. I strongly believe that the demolition of the Lakeside Shopping Center will cause irreparable harm to the viability of this activity center and runs contrary to the vision articulated in our adopted plans. Displacing this existing commercial center with luxury apartments will not support the goal of creating an increasingly vibrant, walkable, and bikeable neighborhood for current and future residents.

Dan Zimmerman, 3634 Dennett Drive, Madison, WI 53714

Sent from [Mail](#) for Windows 10