

Punt, Colin

From: Danielle Dresden <danielledresden@gmail.com>
Sent: Monday, October 19, 2020 4:46 PM
To: Punt, Colin
Subject: Objection to Proposed Winnebago St. Construction

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

Dear City of Madison Plan Commission –

I write to you to once again voice my objection to the Winnebago Street project proposed by M&M Realty.

While I recognize and support the importance of infill development, I think that comprehensive, detailed planning is more important, and this project has clearly skipped important steps in the development process.

The project was way out of scale for the neighborhood from the start. Reducing the number of floors by one, which I understand the developers have now done, is a good step, but it is clear they still have not addressed the project's fatal flaw – failing to consider traffic flow and its impact on the neighborhood.

The increased traffic in and out of the easement on Russell Street would create dangerous congestion in this little dead-end residential area. Cars attempting to turn on to Winnebago would cause a back-up on Russell Street, which is not that long in the first place. People attempting to leave through the easement/driveway could get stuck there for considerable amounts of time.

This area is a half-block away from the Schenk's Corners traffic light, so even adding traffic management controls would not address the congestion and potential risks.

In addition, the number of parking spots the developer proposed is inadequate to meet the needs of the project. The neighborhood already struggles with parking and will not be able to handle the overflow the proposed project would inflict on it.

Simply put, we are at saturation levels now. Only a project which addressed the traffic and parking concerns would be better able to fit into this area.

Sincerely,

Danielle Dresden