

July 22, 2021

Madison Plan Commission  
Madison, WI

Re: Development Plan for 1860 East Washington Avenue, Madison, WI 53704

Dear Madison Plan Commission Members,

The proposed development at 1860 East Washington Ave is located in the neighborhood of Emerson East. We as the Emerson East Neighborhood Association (EENA) would like to bring your attention to the following topics related to the current plans as submitted by the Galway Company for development at 1860 E. Washington St. (First & E. Wash).

EENA has significant concerns about the following:

- Traffic at First St & E. Mifflin St  
EENA has serious concerns for pedestrian safety with the development parking garage entrance/egress at First & E. Mifflin. We believe the proposed density level of ~290 units driveway being so close to the intersection will have a significant negative impact on traffic safety.
- Integration With a Comprehensive Plan for the Two Blocks of First Street  
The city has a great opportunity to make a Master Plan for the two blocks of First Street between East Washington Ave and East Johnson Street. EENA supports the Public Market at its proposed site and also the possible intercity train station on these two blocks (EENA sent a letter about this to the Mayor and Alders). A comprehensive plan would also be helpful for the developer, giving them a clear understanding of the city's goals for this area. Since first introducing the Galway development to the neighborhood, the old Fleet Services building has changed from being the location of the future Public Market to perhaps being the permanent location of the Men's Homeless Shelter. It would be very useful if the City would give the neighbors and the developer some guidance to an overall plan for the area, before the Galway development moves forward.

Additionally, the following concerns with the project were also brought to the attention of the Urban Design Commission:

- Design Aesthetics of the First Street Side of the Development  
Design does not integrate into the existing character of our neighborhood. The latest design is still boxy, overwhelmingly massive, and has a commercial design aesthetic.
- Density of the Development and the Impact on Neighborhood Resources  
Currently approximately 290 units; EENA would like to see this reduced to 230 based on the comparable acreage of The Marling. We believe density greater than this will put too much pressure on resources in that part of the neighborhood, including overuse of Burr Jones Park by dog owners living in the development.

EENA, with significant concerns as noted above, approves of the Galway development on this site. EENA would like to see these concerns remediated prior to groundbreaking and is very much interested in working with the developer to find mutually agreeable solutions.

Sincerely,

Chris Heaton  
EENA Development Chair

Aimee Lefkow  
EENA Galway Development Subcommittee Chair

(on behalf of the EENA Steering committee)

cc: Alder Syed Abbas, District 12 Alderperson, [district12@cityofmadison.com](mailto:district12@cityofmadison.com)