

**From:** Ralph Shillingburg  
**Date:** February 20, 2015 at 12:28:25 PM CST  
**To:** "Bidar-Sielaff, Shiva" <[district5@cityofmadison.com](mailto:district5@cityofmadison.com)>  
**Subject:** RE: 2583 University

Hello Alder Shiva,

We are very concerned about the conditional use and demolition permit application concerning 2583 University Ave. and would like to have our questions and concerns noted at the Monday night public hearing.

The proposed yearlong demolition and construction will have an effect on our tenants during the day and most likely make coming and going more difficult than it is already. **During construction there will not be any parking for the 25 contractors and large equipment on the building site**, making it difficult if not impossible for all currently using the on street parking.

The proposed building currently is not providing underground parking for all of its new tenants. This will push more cars to park onto the already overloaded streets. Most people own two cars and one could assume that this development would easily add another 27 to 29 cars to the limited street parking, most of which will be a half a block or more away from the proposed site. Giving a conditional use to exceed the 8 unit limit by 19 units seems unrealistic in this particular area given the density that is already present.

A conditional use to exceed the 40' height will definitely have adverse effects on the privacy of our tenants, the aesthetics to our back yard, and possibly our property value. This should be addressed.

During construction and demolition it is common for the work to begin early and end late. Please address this before any permit is issued. Noise levels on construction sites typically exceed what is allowed by OSHA for more than four hours per day. We do not wish to have our tenants inconvenienced by this overzealous plan.

We also are very concerned about the probable damages that do occur to an adjacent properties foundation during the heavy construction. The vibration from pile driving and soil compaction is known to cause discomfort if not damage to adjacent buildings. The proximity to our property can only make this worse. I would ask the petitioner to pay for a preconstruction survey (of our choice) of our foundation and property as we are not asking to damage his property. I would also request the contractor/owner be required to maintain vibration levels below the damage thresholds established and that this be monitored. We would also like to see all reference to contractor's responsibility removed from any plan. Despite this type of agreement we would request the owner/builder be held responsible personally and not play this type of game. Ultimately it is their responsibility and not the contractors. We do not want any problems or litigation but do feel we need a single person to take responsibility if in fact there are any damages or denial of use of our property.

Thank you for your assistance,

Ralph Shillingburg

## Firchow, Kevin

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**From:** Bidar-Sielaff, Shiva  
**Sent:** Sunday, February 22, 2015 10:06 PM  
**To:** Firchow, Kevin  
**Subject:** Fwd: [Regent] Development Proposals on the 2500 block of University Ave- Part 1 [1 Attachment]

Please forward to plan commission and enter in legistar. Thank you so much!

Begin forwarded message:

**From:** Andy Bersch <[REDACTED]>  
**Date:** February 22, 2015 at 8:59:45 PM CST  
**To:** "Bidar-Sielaff, Shiva" <[District5@cityofmadison.com](mailto:District5@cityofmadison.com)>  
**Subject:** Re: [Regent] Development Proposals on the 2500 block of University Ave- Part 1 [1 Attachment]

Hi Shiva,

Thank you for keeping us informed about the developments. The proposed development at 2583 University Ave is too big. Specifically, the setback of 6 feet on the south side of the parcel is not enough; it should at least be another 5 ft. The image on page 20 of the plans, which is meant to look great, looks very cramped.

Regards,  
Andy

On 01/21/15, "Bidar-Sielaff, Shiva" <[District5@cityofmadison.com](mailto:District5@cityofmadison.com)> [RegentNeighbors]" wrote:

[Attachment(s)(#TopText) from Bidar-Sielaff, Shiva included below]

Dear neighbors,

As you know we had a well-attended neighborhood meeting in December about the two proposed developments on the 2500 block of University Ave.

o 2501 University Ave (University & Highland) : the property owner is proposing a three-story building, less than 40 feet in height, 20 rental apartment units, commercial retail space on the ground floor, 34 parking spaces.

o 2583 University Ave (University & Grand) : the developer is proposing a three-story building, 43 feet height, 27 rental apartment units, 25 parking stalls.