



MADISON WIS
MAY 28 2010

MR ALAN J MARTIN
DEPARTMENT OF PLANNING & COMMUNITY
& ECONOMIC DEVELOPMENT
PLANNING DIVISION
MADISON MUNICIPAL BUILDING
215 MARTINLUTHER KING JR BOULEVARD
P. O. BOX 2985
MADISON WIS.

MR MARTIN.

I AM WRITING THIS LETTER TO YOU AS I AM UNABLE TO ATTEND THE MEETING OF JUNE 2. IF YOU ISSUE A APPLICATION ON THIS PROPERTY LOCATED AT 2825 UNIVERSITY AVENUE, THERE WILL BE ALL KINDS OF PROBLEMS, FIRST OF ALL THERE IS NOT ENOUGH PARKING THERE TO TAKE CARE OF THE BUSINESS THAT ARE THERE NOW AND WHEN STARBACKS COOFFE SHOP WAS THERE WE HAD A LOT OF PROBLEMS, ACCIDENTS IN THE PARKING LOTS, AND TRAFFIC COMMING OF UNIVERSITY AVENUE TO TRY AND TURN INTO THE LOT AND IN THE WINTER IT IS REALL BAD NEWS THIS PLACE IS TO SMALL TO HAVE A RESTURANT LIKE I. HOP THERE, THERE WILL BE ALL KINDS OF PROBLEMS AS WE HAVE LOTS OF SMALL CHILDREDEN AROUND HERE AND I HAVE GRANDCHILDREN HERE AND THE TRUCKS THAT DELIVER THE MERCHANDISE TO THE PLACE HAS NO PLACE TO UNLOAD THERE ITEMS. AS I HAD SIGNS PUT UP NO PARKING STANDING OR STOPPING ON HARVEY STREET, SO YOU SEE WHERE ARE THE CUSTOMERS GOING TO PARK TO GET IN THERE. ALSO HOW ABOUT THE OTHER TENNANTS THAT ARE IN THERE NOW GUMBYS PIZZA JOINT THEY DON"T HAVE ENOUGH PARKING NOW.

I TRIED TO GET YOU BY PHONE TO EXPLAIN, I AM GOING TO BE OUT OF TOWN ON THAT DATE BECAUSE OF DEATH IN THE FAMILY, FUNERAL SO I HOPE YOU CAN READ THIS TO THE REST OF THE PEOPLE THAT ARE THERE AND NOT CONSIDER THE APPLICATION , I HAVE BEEN LIVING HERE FOR OVER 40 YEARS AND I KNOW WHAT ALL THE PROBLEMS THERE ARE IN THE ## NEIGHBORHOOD. THE RECENT OWNER MARTY RIFKEN YOU SHOULD CONTACT HE KNOWS BECAUSE I CALLED HIM ALL THE TIME 258-4640 and he sold out to his partner and allready we have problems. I DON"T THINK THEY WILL MAKE IT HERE BECAUSE OF THE PARKING PROBLEM THERE IS ## NO PLACE TO PARK ONCE THE LOT GETS FULL ONLY ALONG THE STREETS AND THAT WILL BE A PROBLEM WITH ALL THE KIDS ON THIS STREET, GRANDKIDS ETC.WE WILL BE CALLING THE POLICE ALL THE TIME FOR ILLEGAL PARKING AND THERE WILL BE FIGHTS IN THE PARKING LOTS.....

PLEASE ACCEPT THIS LETTER FOR YOUR DECESION AND I HOPE YOU DENIE THIS APPLICATION. I AM SENDING YOU SOME LETTERS THAT I SENT TO THE LAST OWNER OF THE BUILDING.....

Raymond S. Moen

SINCERELY
RAYMOND S. MOEN



608-238-0857



Raymond Moen
2831 Harvey St
Madison WI 53705-3623



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building, Suite LL100
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
TTY/TEXTNET 866 704 2318
FAX 608 266-8739
PH 608 266-4635

Wednesday
4:30 PM
JUNE 2ND

NOTICE OF PUBLIC HEARING

The City of Madison's Urban Design Commission will hold a public hearing in Room LL-110 of the Madison Municipal Building, 215 Martin Luther King Jr. Boulevard at 4:30 p.m. on Wednesday, June 2, 2010. The subject of the hearing will be an application on a property located at 2825 University Avenue for a minor façade alteration for "I Hop" restaurant in Urban Design District Number 6.

This is not a rezoning hearing.

The purpose of this public hearing is to hear all the interested parties. An effort has been made to notify all the neighbors of this hearing, but addresses are not always complete or correct. To ensure that everyone knows about this hearing, please share this notice with any of your neighbors that may be interested.

Questions concerning this matter should be directed to Alan J. Martin, Secretary of the Urban Design Commission (608) 267-8740.

I HOP
RESTURANT
NEXT
TO GUMBXS
PARKING
PROBLEM
"NOT ENOUGH PARKING"

NEW TENANT OWNER GUMBOYS

MADISON WIS
APRIL 30 2010

ATTORNEY CHARLES CHVALA
44 EAST MIFFLIN STREET
MADISON WIS 53703.

MR CHVALA.

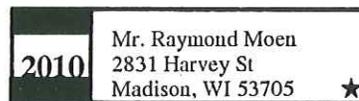
THANK YOU FOR TALKING TO ME TODAY, AND I WILL GIVE YOU
A CALL NEXT WEEK IN THE MEANTIME I AM SENDING YOU SOME
LETTERS AND INFORMATION WHEN WE HAD THE PROBLEM BEFORE
WHEN MARTY RIFKEN OWNED THE BUILDING....

I JUST DON'T WANT TO HAVE THE OLD PROBLEMS WE HAD
BEFORE. YOU MIGHT WANT TO GET SOMETHING IN THERE LEASE
ABOUT THIS BEFORE THEY MOVE IN HERE. I HAVE BEEN LIVING
HERE FOR OVER 40 years.....#####

SINCERELY

RAY MOEN

Ray moen



608-237-0557



Madison Police Department

City-County Building
211 S. Carroll Street
Madison, Wisconsin 53703-3303
PH: 608 266 4022
TDD: 608 266 6562

March 4, 2009

Mr. Raymond Moen
2831 Harvey Street
Madison, WI 53705

Dear Mr. Moen:

I am in receipt of your letter dated February 25, 2009 regarding parking enforcement "no stopping standing or parking."

This matter along with the information that you provided has been referred to Captain Bach of our Parking Enforcement Section. You may expect to hear from Captain Bach or someone from his staff regarding your complaint.

Sincerely,

Noble Wray
Chief of Police

cc: Captain Richard Bach
Alder Tim Gruber



Madison Police Department

Noble Wray, Chief of Police

City-County Building
211 S. Carroll Street
Madison, Wisconsin 53703-3303
PH: 608 266 4022
TDD: 608 266 6562
www.madisonpolice.com

February 27, 2008

Raymond S. Moen
2831 Harvey St.
Madison, WI 53705

Dear Mr. Moen,

I am in receipt of your letter regarding parking issues on the 2800 block of Harvey St. Upon contacting the Parking Enforcement Officers assigned to your area, I was informed that they are very aware of the particular parking issues on your street.

Given the amount of parking issues we've seen as a result of our record snowfall, it is safe to say that Parking Enforcement Officers are working hard to ensure they clear the street of problem vehicles. These abandoned vehicles sit throughout the City, and we have two Parking Enforcement Officers specifically assigned to the west side to do all calls for service, removal of snowed in or abandoned vehicles, and ticketing for no parking violations. They balance this enforcement with two-hour enforcement throughout the west side, and are working to ensure a reasonable compliance given the unprecedented parking problems the city has seen. They have indicated that a heavy majority of the vehicles parked on your block belong to residents of the area and most of those have valid permits.

We will, however, continue to enforce the two-hour violations in the area, and will also make certain we are attending to alternate side restrictions. Part of Harvey St. was towed today to allow a more effective plow by the Streets Department, which should improve your parking conditions somewhat.

Thank-you for your consideration during this especially difficult winter.

Sincerely,

Erin Stenson
Parking Enforcement Supervisor
Madison Police Department.

MADISON WIS
APRIL 30 2010

ALLDERMAN
CHRIS SCHMIDT
4210 ODANA ROAD
MADISON WISCONSIN 53711

CHRIS. MY NAME IS RAYMOND S. MOEN AND I LIVE AT 2831 HARVEY STREET HERE ON THE WEST SIDE. WE HAD A PROBLEM WITH GUMBYS PIZZA PLACE HERE AND THE ALDERMAN WE HAD THEN WAS TIM GRUBER AND HE WAS A VERY GOOD GUY AND HELPED US OUT A LOT. MAINLY WE HAVE A PROBLEM WITH PARKING AROUND HERE THERE IS NO PLACE FOR PEOPLE TO PARK ESPECIALLY THOSE PEOPLE THAT PICKED UP THE PIZZA AND THERE WAS NOISE ALL HOURS OF THE NIGHTS DRUGS, DRINKING IN THE PARKING LOT AND DELIVERY BOYS GUNNING THERE ENGINES ALL HOURS OF THE NIGHT AND I HAVE GRANDCHILDREN HERE AND THEY ARE SMALL AND I WAS CONCERN WITH THERE SAFTEY AS BIG DELIVERY TRUCKS USED TO PARK IN OUR STREET AND THERE WAS NOT ENOUGH ROOM FOR CARS TO GET BY. SO TIM WENT TO BAT FOR US AND GOT THESE SIGNS UP FOR US. NO STOPPING STANDING OR PARKING. AND THAT REALLY HELPED AS THEY COULD NOT PARK ALONG THE BUILDING OR IN THE STREET. THEY HAVE A LARGE PARKING LOT IN FRONT AND BACK OF THE PLACE FOR PARKING AND THRE EMPLOYEES.....AND THEN THEY MOVED OUT.....

NOW THERE IS A NEW OWNER OF THE BUILDING AND NOW THEY ARE GOING TO COME BACK HERE. I JUST WANT YOU TO KNOW THAT THOSE SIGNS SHOULD STAY UP THERE FOR THE PROTECTION OF THE NEIGHBORHOOD AND THE CHILDREN AROUND HERE.

ERIN STENSON THE PARKING ENFORCEMENT SUPERVISOR FROM THE MADISON POLICE DEPARTMENT HELPED ME IN GETTING THOSE SIGNS AND NOBEL WRAY THE POLICE CHEIF. SO MAKE SURE YOU DO NOT LET THEM TAKE DOWN THOSE SIGNS AS THEN WE WOULD GO BACK TO THE OLD PROBLEM WE HAD WITH PARKING.....

MARTY RIFKEN HE USE TO OWN THAT BUILDING AND NOW HE SOLD OUT SO SOMEONE ELSE IF YOU NEED TO TALK TO HIM, HE CAN TELL YOU ALL THE PROBLEMS WE HAD. HIS PHONE NUMBER IS 258-4640....

I hope we can get the coperation from you like we had with tim gruber if you want to call me you can and then you can come over and I can explain the situation a little better.

JUST MAKE SURE THEY DON'T TAKE DOWN THOSE SIGNS THAT WE GOT PUT UP.....

SINCERELY
RAY MOEN...

Ray Moen



608-238-0857

Madison Wisconsin
April 18th 2008

Alderman Tim Gruber
4349 Bagley Parkway
Madison Wisconsin 53705

663-3264 Home

Mr Gruber.

I live at 2831 Harvey Street on the west side, and I have lived here for over 40 years, and we have a parking problem here, I have talked to the Parking Tennnent supervisor and she said I should contact ## my alderman for help, we have a GUMBYS PIZZA Place here on ## Harvey street and there is delvery trucks that parks in the street and on that side of the street there is a sign that says no parking at anytime on that side of the street and the TRUCKS park there and sometimes I can not get out of my Driveway along with other Familys that live here, and I have a GRANDSON that comes over here in A HANDICAP Van and when those trucks are parking there he can not get into my house as there is parking on only one side of the street and these trucks are here for a long time unloading the trucks.....

217
~~217~~
3390

The Supervisor from the Police Department said there would have to be a sign put up that says NO STOPPING STANDING OR PARKING. and then they can give them a ticket for parking there.....

I need your help on this, please call me or stop over here and I will explain it to you, because she said it had to # be improved by the Common Council to get that sign put up there, it is very important that you help me on this, as this winter with all that snow we really had a problem as they plcw snow and pile it up and then those trucks stop there and they are in the street, how can they park in the street like that.

There is really a problem here on Harvey street with the parking because of this PIZZA PLACE GUMBYS.....

Sincerely yours
Raymond S. Moen
Raymond S. Moen

M Raymond S. Moen
2831 Harvey St
Madison, WI 53705-3623

608-238-0857

Don't take these down

NO STOPPING STANDING OR PARKING

Done

Chris these SIGNS ARE NOW UP and should STAY up.

RAF

ALDERMAN TIM GRUBER
4349 Bagley Parkway
Madison Wisconsin 53705

Madison Wis
February 20 2009

PER GUMBYS BUSINESS, DELIVERY TRUCKS BLOCKING TRAFFIC.

TIM.

I know you helped us get these signs up NO STOPPING
STANDING OR PARKING on our street, and I have called several times
to the parking enforcement, and today they came out and the truck was
eligally parked in the area we talked about and the parking tendent
just talked to him and did not give him a ticket, if I parked up
town in the same way they would give me a ticket this is not fare
we put up the signs and the police don't enforce them what is the
sense in putting these signs up if they are not going to enfore them
and the police said it was up to the parking attendent and he just
talked to him if they would give them a ticket they would not park
there..

THERE IS A BIG PARKING LOT WHERE THEY CAN PARK BECAUSE IT IS NOT
BEING USED AS THE COOFEE SHOP MOVED OUT , WHY CAN"T THEY PARK THERE
OR IN THE STREET BUT NOT IN THE ROAD AS WE HAVE PROBLEMS IN THE WINTER
TIME WITH THE SNOW.

CAN YOU TALK TO THE POLICE CHIEF AND THE MAYOR OR SOMEONE AS THEY
ARE NOT DOING THERE JOB. WHAT IS THE SENSE IN PUTTING THESE SIGNS
UP IF THEY ARE NOT GOING TO ENFORE THE LAW.....

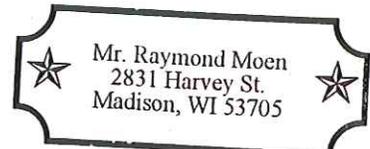
WE HAVE GOT LAWS IN THIS TOWN AND WHY CAN"T THEY BE ENFORCED.....

THE NEIGBOR NEXT DOOR COULD NOT GET OUT OF HER DRIVEWAY, AND WE HAVE
SMALL KIDS ON THIS STREET, AND THE SUMMER IT IS BAD THEY COULD GET
RUN OVER BY THOSE BIG TRUCKS.....

I WOULD APPRECIATE HEARING FROM YOU.....



RAYMOND MOEN
HOMW OWNER FOR OVER
40 Years.....



608-238-0857



DEVELOPMENT
BROKERAGE
MANAGEMENT

14 W. Mifflin, Suite 300
P.O. Box 2077
Madison, WI 53701
Office: 608-258-4640
Fax: 608-258-4647
rifken@rifken.com
www.rifken.com

April 29, 2008

Mr. Ray Moen
2831 Harvey Street
Madison, WI 53705

Dear Mr. Moen:

We are in receipt of your letter of April 28, 2008 asking us to take down the sign on our building located at 2825 University. We also heard from Alderman Tim Gruber this afternoon concerning the parking issue. Marty has agreed to have the City place a **"No Stopping, Standing or Parking"** sign. Our maintenance people will be taking down the existing sign in the very near future.

We sincerely hope that this will be the answer to the ongoing parking problems on Harvey Street. Please let us know if this approach is working.

Sincerely,
The Rifken Group, Ltd.

Amy Wendorf
Office Assistant

Cc/Marty Rifken



Madison Police Department

Noble Wray, Chief of Police

City-County Building
211 S. Carroll Street
Madison, Wisconsin 53703-3303
PH: 608 266 4022
TDD: 608 266 6562
www.madisonpolice.com

July 7, 2008

Raymond S. Moen
2831 Harvey St.
Madison, WI 53705

Mr. Moen,

I appreciate your concerns regarding the parking issues on the 2800 block of Harvey St. Our department is aware of the signage change (No Stopping, Standing or Parking) and will enforce to the best of our ability. However, we will be educating the public for the next couple weeks and will enforce when necessary. I understand that this is frustrating and am asking for your patience with this matter. We have increased 2-hour enforcement and will continue as staffing allows. If you have any further questions feel free to contact me at 266-4623.

Stefanie Niesen
Parking Enforcement Supervisor
Madison Police Department

Madison Wis
June 26th 2008

NOBEL WRAY
Chief of Police
City County Building
211 S Carroll Street
Madison Wis 53703

Nobel Wray:

I am writing this letter to you, because we have had a problem here on Harvey Street with parking problems and hopefully we have got it under control with the help of my Alderman Tim Gruber, he came over here and saw the problem we have here. He helped me to get signs put h# up that says NO STOPPING STANDING OR PARKING. WE have Semi trucks delivery trucks that park here on are streets blocking our driveways so we can not get out, and also we have little Children on this block and I am worried about the saftey of them.....

THE PARKING ENFORCEMENT ON THIS STREET IS REALLY BAD THEY HARDLY EVER COME ON THIS STREET UNLESS WE CALL THEM, AND THEN THEY DON'T SHOW UP AS THE TENDENTS CAN GIVE OUT TICKETS NOW FOR PARKING AS WE GOT THOSE SIGNS UP AND ALSO THERE IS A TWO HOUR PARKING ON THE OTHER SIDE OF OUR STREET.

WENSDAY'S IS # THE BAD DAY AS THERE ARE FOUR OR FIVE TRUCKS PARKED HERE TO UNLOAD IN THESE NO PARKING ZONES, I CALL THE TENDENTS AND THEY JUST IGNORE ME. I call 266-4275 which is the number of the parking enforcement officer..

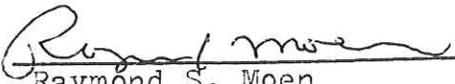
I wrote a Letter to Erin Stenson the Parking Enforcement Supervisor and he never returned my call or a letter, If you are going to put up these signs then you should enforce the Rules.....

This Winter it was really bad with all that snow piled up and our street is NARROW TO BEGIN with and I have a Grandson that has to come over here in the HANDICAP VANS he can't even park here to drop him off,.....

I HOPE I WILL GET YOUR COPERATION ON THIS MATTER AND WAITE TO HEAR FROM YOU.....

SINCERELY

ERIN STENSON
Parking Enforcement Supervisor.


Raymond S. Moen



Mr Raymond Moen
2831 Harvey St
Madison WI 53705-3623

608-238-0857



DEVELOPMENT
BROKERAGE
MANAGEMENT

14 W. Mifflin, Suite 300
P.O. Box 2077
Madison, WI 53701
Office: 608-258-4640
Fax: 608-258-4647
rifken@rifken.com
www.rifken.com

February 25, 2008

Mr. Matt Yadgir, General Manager
Gumby's
2825 University Avenue, Suite E
Madison, WI 53705

Dear Mr. Yadgir:

We have been informed that your employees are parking next to the building on Harvey Street. Cars are not able to pass those that are parked there because of the piled snow. Item 4 in the Amendment to Lease dated May 4, 2007 states that Gumby's has three (3) identified parking stalls reserved for the exclusive use of your delivery employees, customers, or guests in the east parking lot. That is where you are to park.

You are instructed to stop parking on Harvey Street. Please call Marty Rifken (575-9562) if you have questions.

Sincerely,
The Rifken Group, Ltd.

Amy Wendorf
Office Assistant

cc Mr. Jeff O'Brien, Mr. Chance Hippler, Gumby's Pizza, 3911 W.
Newberry Road, Suite C, Gainesville, FL 32607

fc:ltr44682.doc

Mr. Moen -
For your information - This was mailed
on Mon, Feb. 25, 2008 per your discussion
with Marty Rifken.