

December 12, 2009

Please pass on my support for the 621 Mendota Court project to the UDC.

As the Alder in which the project resides, I am excited to support this redevelopment. The building's design fits well into the character of the neighborhood (I should know because I live across the street) and is smart infill that will provide quality housing in the downtown and campus area. Please let me know if you or anyone has any questions for me.

Best,

Bryon Eagon

Madison Common Council
Alder, District 8
608-335-5091



Michael Real Estate


January 6, 2010

Urban Design Commission
Plan Commission
C/o Mr. Brad Murphy, Plan Division Director
C/o Mr. Al Martin, Secretary to Urban Design Commission
215 Martin Luther King Jr. Boulevard, Suite LL100
Madison, WI 53703

RE 621 MENDOTA COURT PROPOSED APARTMENT BUILDING.
REFUSE PICK-UP

I am the owner of 614 Langdon Street, which is located directly to the southeast of the proposed building. I have reviewed the drawings for the 8 story, 27 unit apartment building being proposed by Patrick Properties and I am in favor of the project and having the trash pick-up on the west side of the new building.

Regards,



Jim Corcoran

2607 Monroe Street
Madison, WI 53711
www.jmichaelrealestate.com

Phone / (608) 233-4440
Fax / (608) 233-9130
Email / jmichael@charterinternet.com

January 15, 2009

Urban Design Commission
Plan Commission
C/o Mr. Brad Murphy, Plan Division Director
C/o Mr. Al Martin, Secretary to Urban Design Commission
215 Martin Luther King Jr. Boulevard, Suite LL100
Madison, WI 53703

RE 621 MENDOTA COURT PROPOSED APARTMENT BUILDING.
PROJECT SUPPORT AND REFUSE PICK-UP

I am the owner of The Surf and Surfside Apartments, which is located directly to the northeast of the 8 story, 27 unit apartment building being proposed by Patrick Properties. I am in favor of the project as it is currently designed with trash and trash collection on the west side of the proposed building.

Regards,

Mark James
Property Manager

James T. DeWitt (owner)

January 19, 2010

Plan Commission
C/o Mr. Brad Murphy, Plan Division Director
215 Martin Luther King Jr. Boulevard, Suite LL100
Madison, WI 53703

RE 621 MENDOTA COURT PROPOSED APARTMENT BUILDING

Dear Commission Members:

I have meet with Patrick Corcoran and his design team on this project twice during the review process, 9/23/09 and 12/3/09. In both of these meetings, the design team presented the proposed project at 621 Mendota Court to the neighborhood association. Notification for these meetings and the meetings themselves followed standard procedure with the press and neighborhood present.

The owner has been very forthcoming with information during this project and has listened and responded to all of our comments and concerns. Upon review by the neighborhood, we hereby give our support for the project and feel it will add quality housing to Mendota Court.

Sincerely,



Scott Resnick

President

State-Langdon Neighborhood Association

Mendota Court

Madison, Wisconsin

Plan Commission Meeting
January 25, 2010



Exhibit 1



Existing Sidewalk and Access Drive

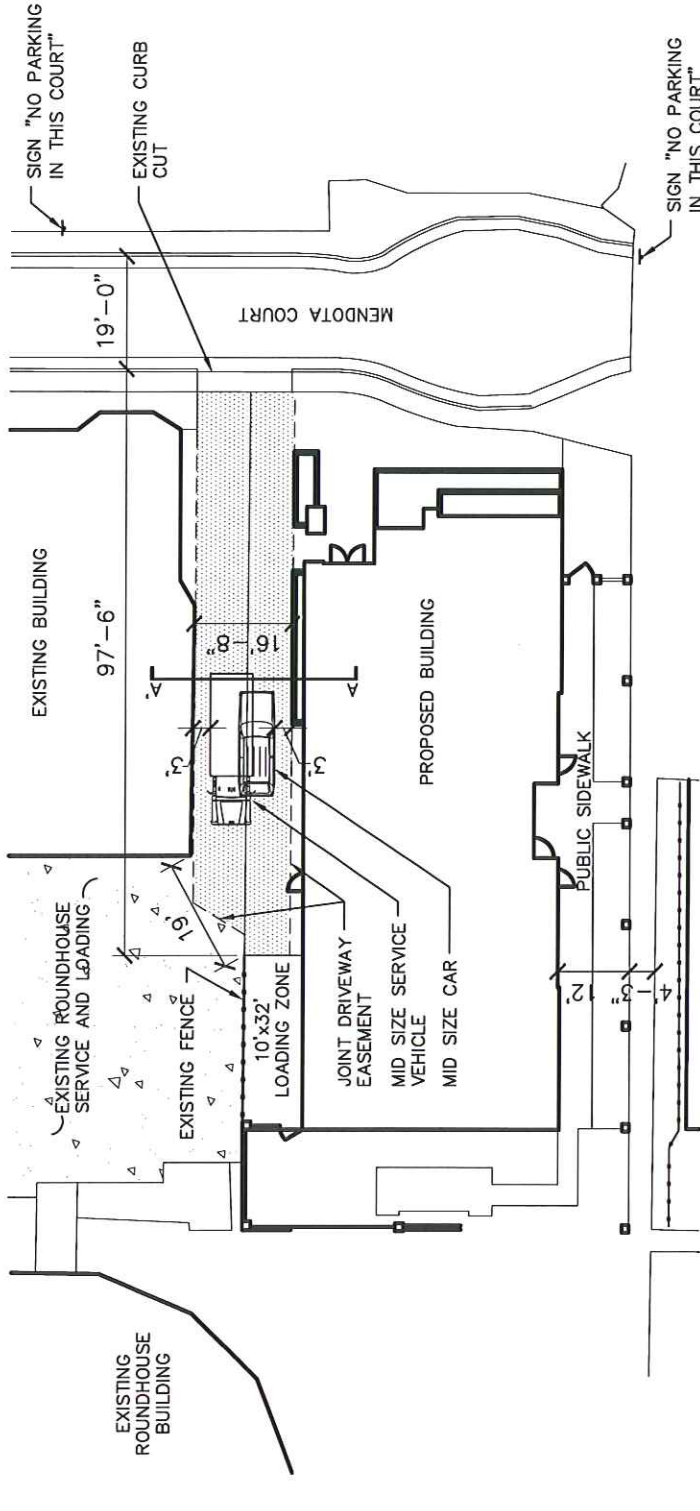


Existing Joint Access Drive



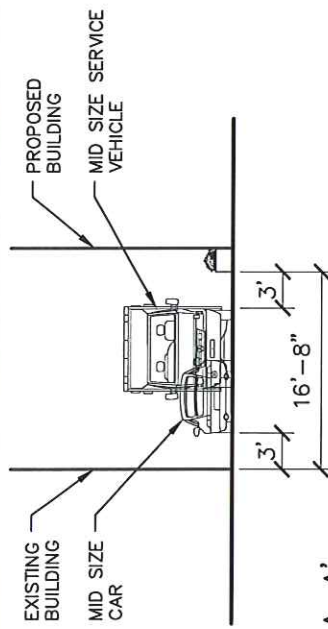
Mendota Court
Madison, Wisconsin

Exhibit 2



PLAN

SCALE: 1"=20'-0"



SECTION A-A'

SCALE: 1"=10'-0"



Mendota Court
 Madison, Wisconsin

Site Access

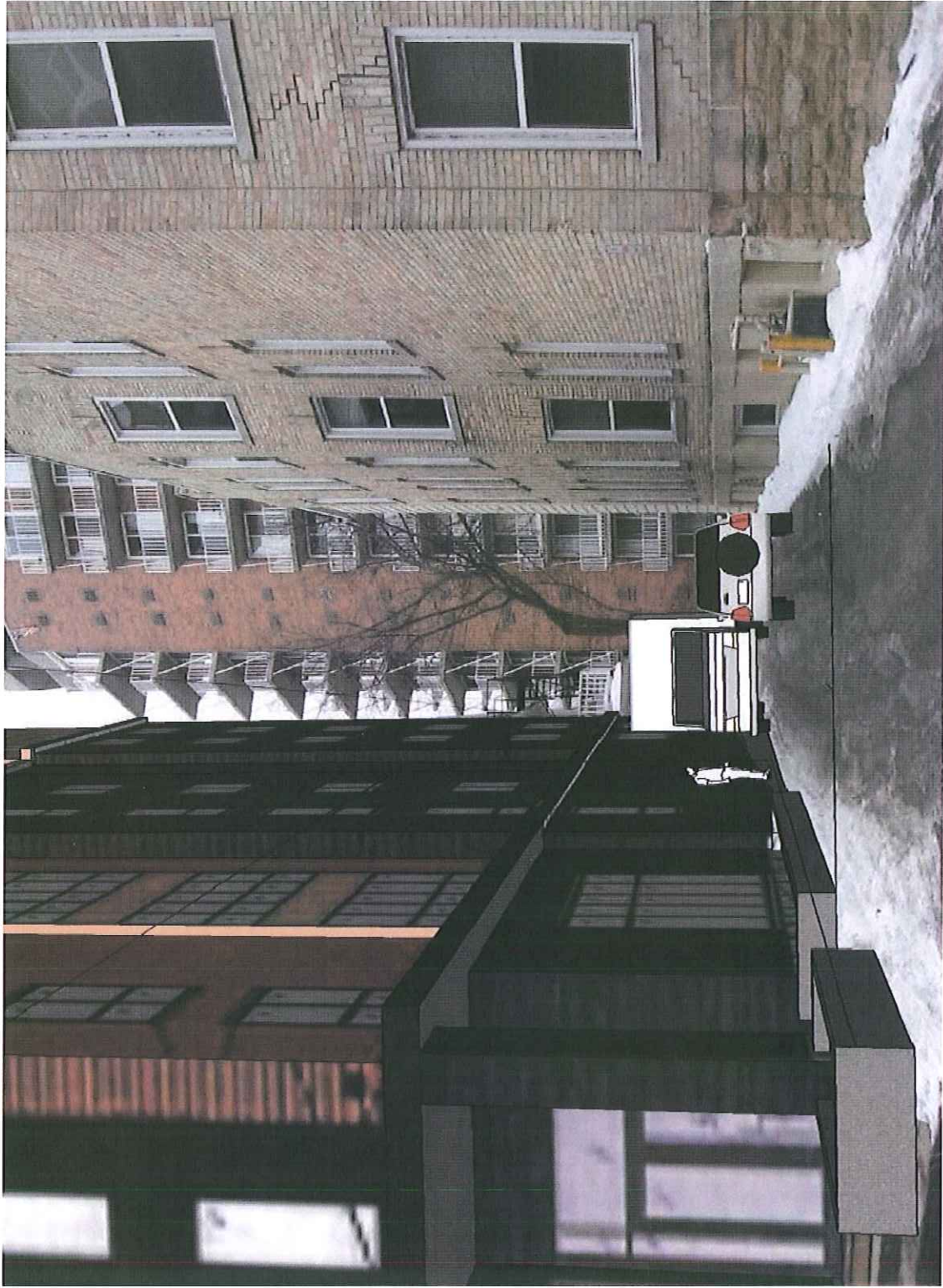


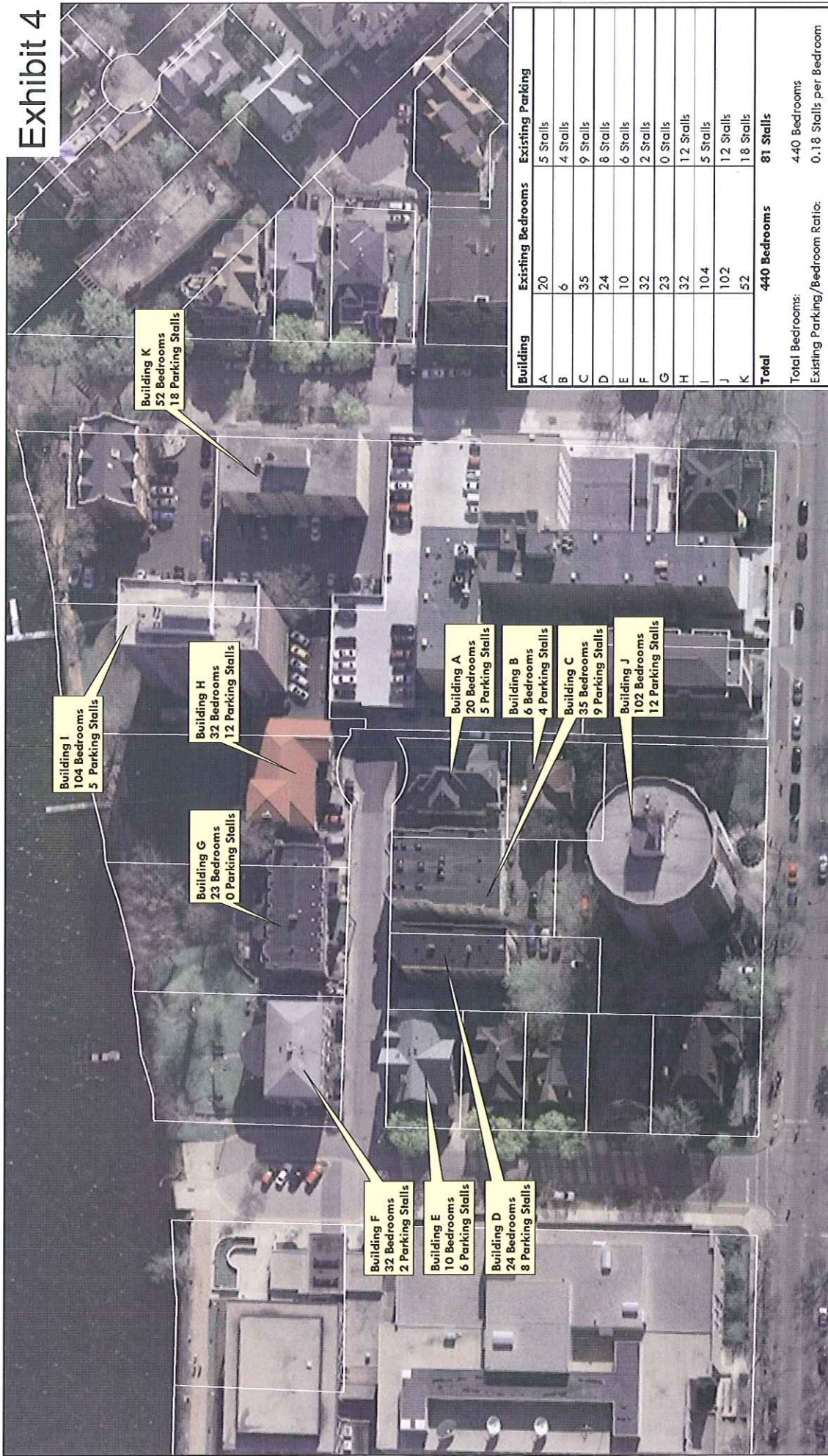
Exhibit 3

Proposed Joint Access Drive

Mendota Court
Madison, Wisconsin

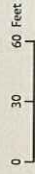


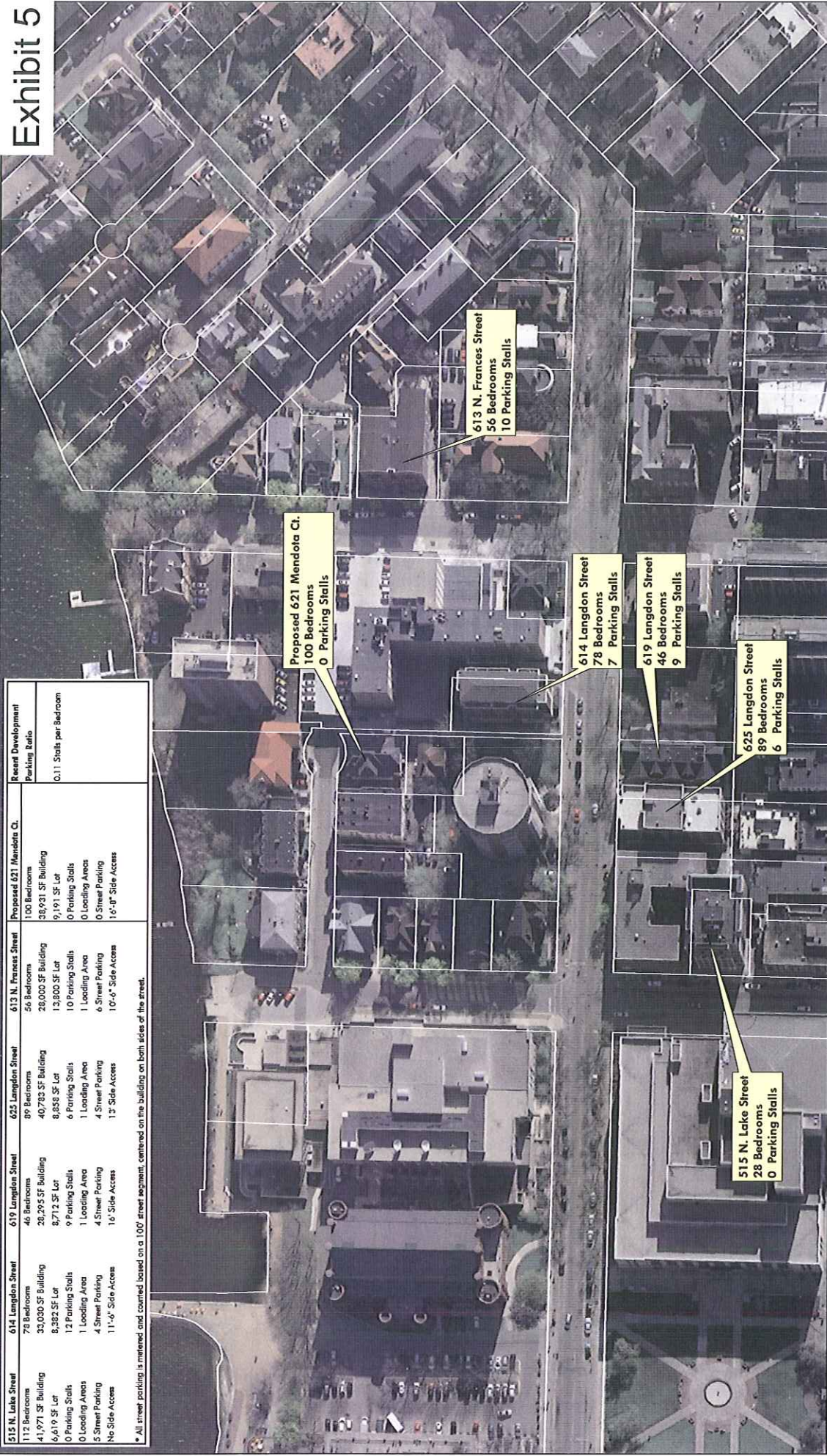
Exhibit 4



Existing Conditions

Mendota Court
Madison, Wisconsin

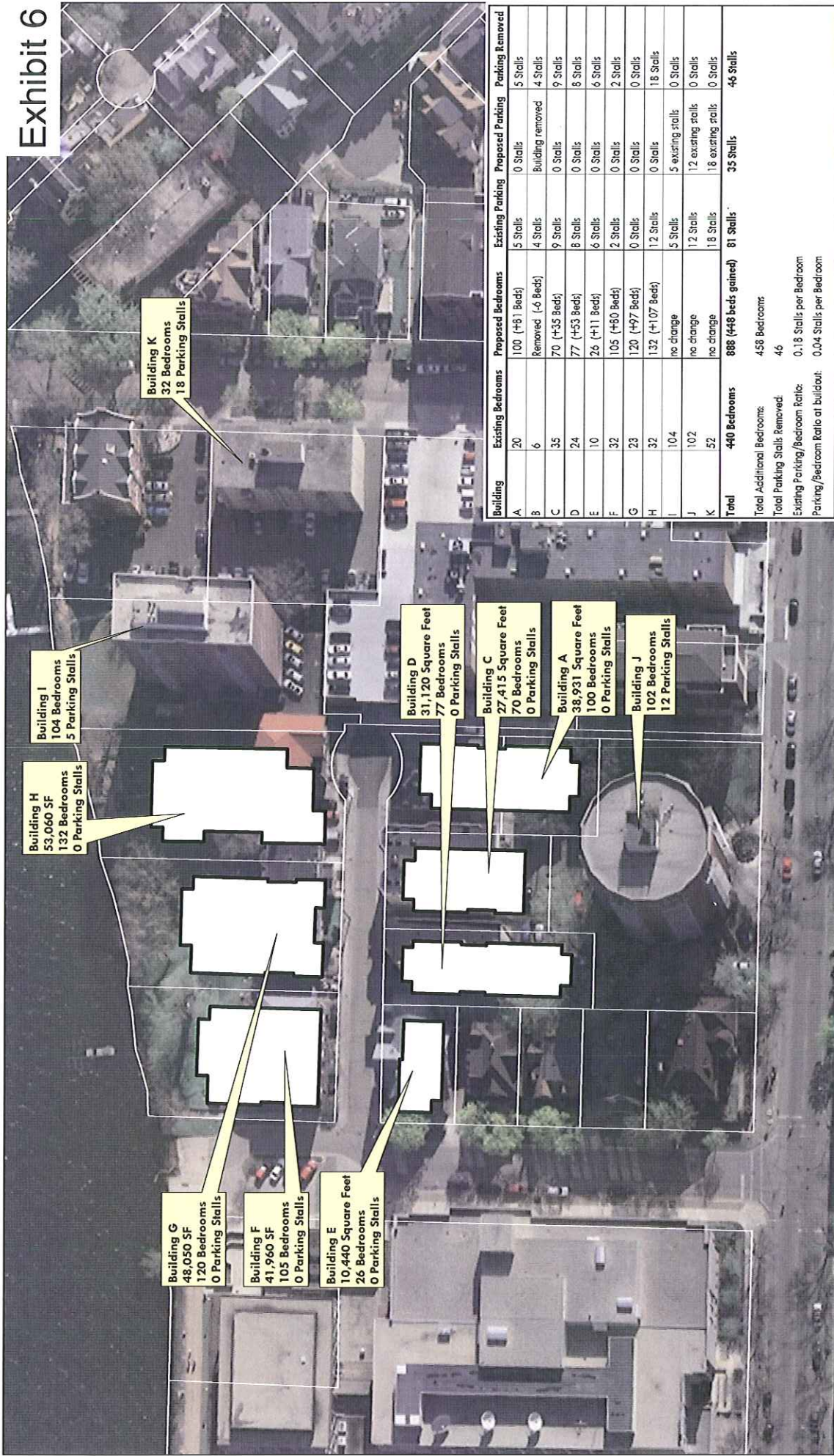




Address	614 Langdon Street	619 Langdon Street	613 N. Frances Street	Proposed 621 Mendota Ct.	Recent Development Parking Ratio
515 N. Lake Street	78 Bedrooms 33,000 SF Building 8,382 SF Lot 12 Parking Stalls 1 Loading Area 4 Street Parking 11'-6" Side Access	46 Bedrooms 20,295 SF Building 8,712 SF Lot 9 Parking Stalls 1 Loading Area 4 Street Parking 16" Side Access	56 Bedrooms 20,000 SF Building 13,800 SF Lot 10 Parking Stalls 1 Loading Area 6 Street Parking 10'-4" Side Access	100 Bedrooms 356,931 SF Building 9,191 SF Lot 0 Parking Stalls 0 Loading Areas 0 Street Parking 11'-6" Side Access	0.11 Stalls per Bedroom

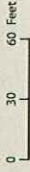
* All street parking is metered and covered based on a 100' street segment, centered on the building on both sides of the street.

Exhibit 6



SAA
Mendota Court
Madison, Wisconsin

Potential Development



PARKING RATIO

621 MENDOTA COURT
(100 BEDROOMS)

EXISTING CONDITIONS	0.18 PARKING STALLS PER BEDROOM	18 PARKING STALLS
RECENT REDEVELOPMENT PROJECTS	0.11 PARKING STALLS PER BEDROOM	11 PARKING STALLS
POTENTIAL REDEVELOPMENT (MENDOTA COURT)	0.04 PARKING STALLS PER BEDROOM	4 PARKING STALLS



Results from Mendota Court Survey:

Agree on all 5 points=237

7 Disagree (on points as listed below):

Disagree on Point#1=2

Disagree on Point#2=5

Disagree on Point#4=3

Disagree on Point#5=3

244 TOTAL

Results from Mendota Court Survey:

Agree on all 5 points=237

7 Disagree (on points as listed below):

Disagree on Point#1=2

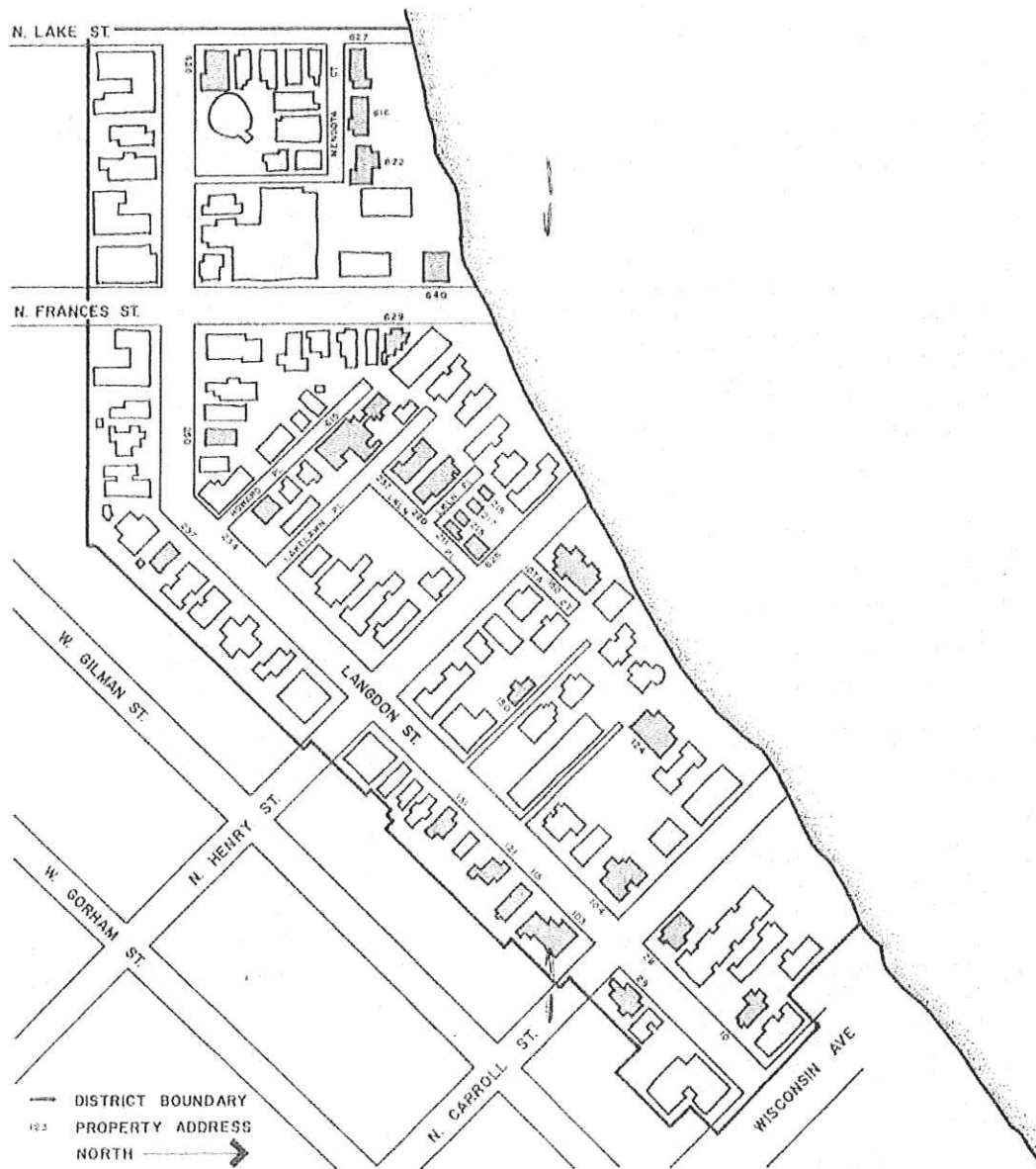
Disagree on Point#2=5

Disagree on Point#4=3

Disagree on Point#5=3

244 TOTAL

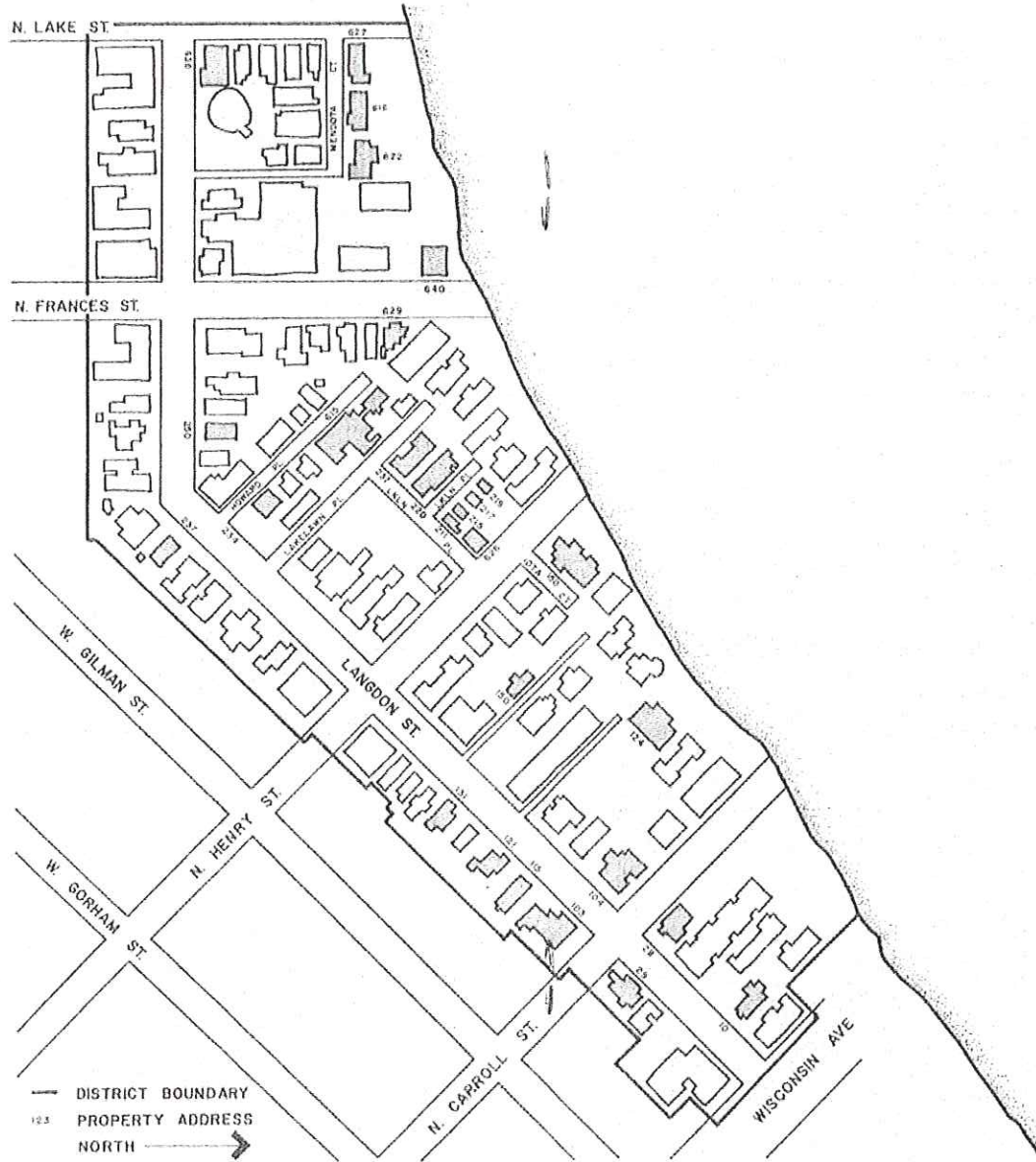
The Langdon Street Historic District



Houses shaded and numbered are described in the walking tour.

Map produced by Richard Haviza, Janesville, Wisconsin

The Langdon Street Historic District



Houses shaded and numbered are described in the walking tour.

Map produced by Richard Haviza, Janesville, Wisconsin

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**SURVEY REGARDING PROPOSED CONSTRUCTION OF
EIGHT STORY APARTMENT PROJECT AT 617-619 MENDOTA COURT**

AGREE	DISAGREE	
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		Currently Mendota Court has no street parking. Any new projects should provide for off street parking, and also adequate loading and delivery areas to prevent added congestion on an already over-crowded street.
		Safety is an extremely important factor since Mendota Court is a very narrow street. The Madison Fire Department should carefully review fire safety issues related to any new development.
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