

From: [Richard Ziehr](#)
To: [Plan Commission Comments](#)
Subject: 9301 Crosswinds Lane 32 multi-family unit condos
Date: Sunday, March 21, 2021 6:56:58 PM

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For the Plan Commission meeting March 22, 2021, at 5:30 p.m.

To the Plan Commission, City of Madison:

SUBJECT: SAFETY ISSUES FOR 9301 CROSSWINDS LANE CONDO PROJECT

We, Richard and Joan Ziehr, reside at 9316 Crosswinds Lane. Our purpose in contacting the Plan Commission is to address a number of safety issues, which must be resolved before construction of the proposed 9301 Condo Project proceeds. The west section of Crosswinds Lane now provides access to two buildings, which are ranch-style, side-by-side condos providing homes for four families, and it dead ends next to the last condo, 9316 Crosswinds Lane.

Crosswinds Lane begins at Hawks Landing Circle and proceeds west with curbs and gutters; however, when Crosswinds Lane reaches the intersection of Whistling Lane, it proceeds west without curbs and gutters and provides the only access for 9304, 9308, 9312, and 9316 condo driveways.

Our concerns are as follows:

1. At the present time, Crosswinds Lane dead ends next to the 9316 Crosswinds Lane condo. Our first concern is the zero clearance between the roof on the south side of the 9316 condo and the asphalt on the Lane that extends a short distance past the southeast corner of the building. This lack of clearance poses a significant safety concern for the side of the condo. In addition, vehicles proceeding west on the Lane either need to reverse all the way back to Whistling Lane to turn around, or most frequently, use the 9316 driveway to turn around. With the expected increased traffic from the multi-unit condominium project, this “turn-around” situation will increase. Therefore, below are our requests:
 - a. Provide a 27-foot safety area/green space along the south side of the 9316 condo to protect the building from increased resident and commercial traffic accessing the driveway to Building #5.
 - b. Provide Crosswinds Lane with curbs and gutters to provide a barrier to prevent cars, garbage trucks, and snow plows from driving into the side of 9316 and to prevent damage to adjacent landscaping. Also, with the construction of the multi-unit buildings, pedestrian traffic will increase; therefore, the Lane must be made safe for them.
 - c. Provide a circle on Crosswinds Lane for vehicles entering and exiting the Lane to be able to safely turn and exit, which will protect pedestrians as well as property.
2. Map A shows an existing fire hydrant at the extreme west end of the property; however, the fire hydrant is actually located 25 feet to the south of the 9316 condo and 8 feet back from the southeast corner of the condo not at the extreme west end. Map A shows a driveway going to the west garage of Building #5. The existing fire hydrant is located in the middle of the proposed driveway. Therefore, the proposed driveway cannot be placed where it is currently mapped and should be located south of the fire hydrant.

We are attaching Map A, which we accessed from the web after searching 9301 Crosswinds Lane <https://www.cityofmadison.com>>dpced Map B is the same map which shows our requests for changes to the plan for Crosswinds Lane.

Thank you for your consideration and attention to these safety concerns. We encourage you to visit Crosswinds Lane to see these issues first hand. Before this project is approved, a compromise should be reached between the existing condominium families and the project developer. The first notification we received regarding this project was March 15 when we received a post card from the city. If you have any questions, please contact Richard at 608-381-4203.

Sincerely,

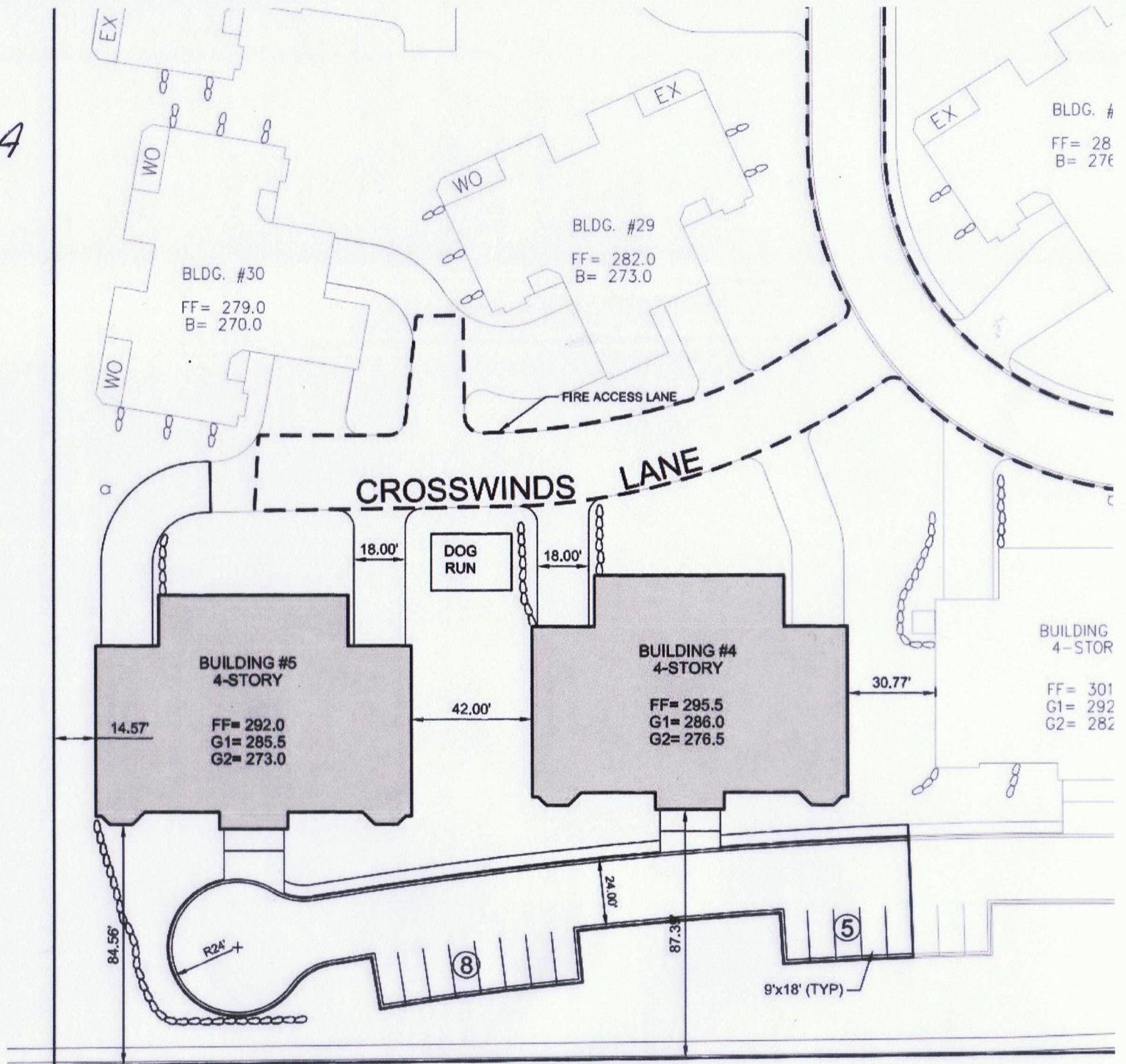
Richard and Joan Ziehr

Attachments: Map A and Map B

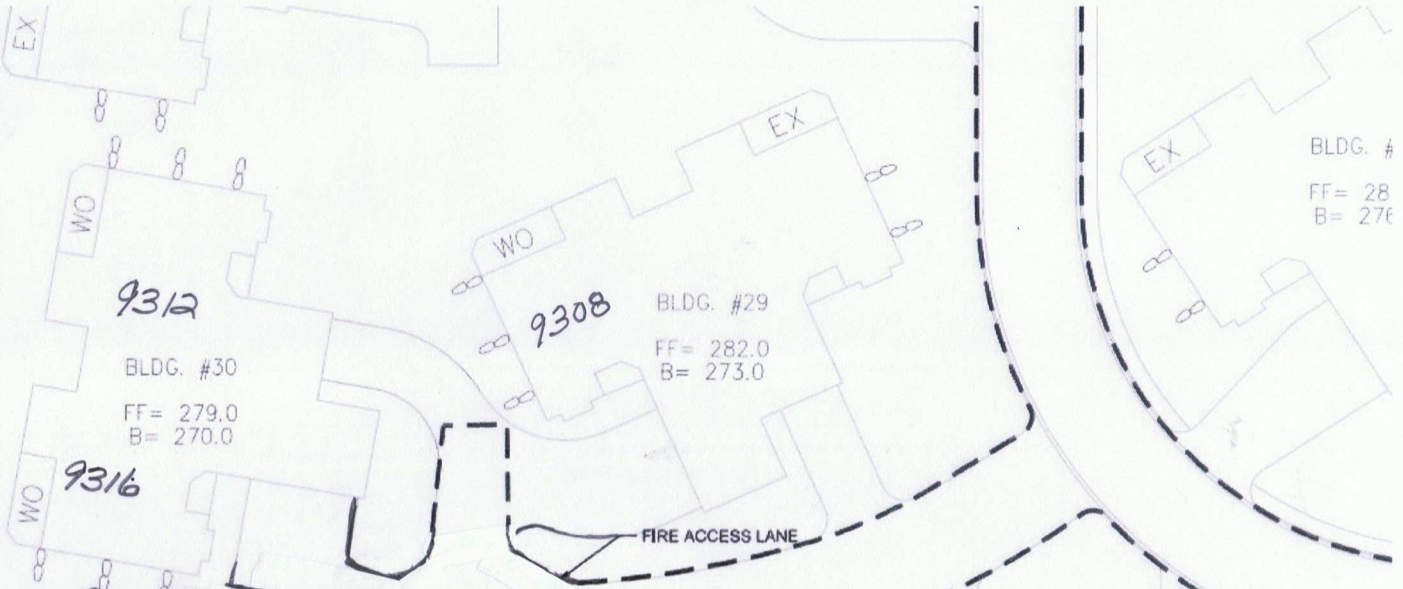
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Richard Ziehr

MAP A



Map B



BLDG. #
FF= 28
B= 276

Existing
FIRE
Hydrant

FIRE
Hydrant IS
NOT
HERE

