

Firchow, Kevin

From: Beverly Flanigan [bjflanig@wisc.edu]
Sent: Monday, March 19, 2012 1:27 PM
To: Schmidt, Chris; Firchow, Kevin
Subject: Item on tonight's Plan Commission agenda

Dear Chris and Kevin,

I understand that the Plan Commission has on its agenda for tonight a review for rezoning 3822 Mineral Point Rd. I've talked with neighbors and visited the property and know there are concerns, especially about increased truck traffic on Larkin Street. Also, some people have worries about traffic and safety issues. Could the Plan Commission refer this discussion to another meeting so that neighbors have time to solicit more information?

Thank you,

Beverly Flanigan
4003 Hammersley Ave.
Sunset Village

Firchow, Kevin

From: Nancy Beld [nbeld@hotmail.com]
Sent: Monday, March 19, 2012 2:32 PM
To: Firchow, Kevin
Subject: possible rezoning of 3822 Mineral Pt rd

Hi Kevin,

I wanted to let you know that my husband and I agree with Alex Saloutos regarding postponing the discussion regarding the possible rezoning of 3822 Mineral Pt Road until after there has been a meeting to discuss this with the neighborhood.

Thank you,

Nancy and Dan Beld
318 Westmorland Blvd

Firchow, Kevin

From: Ken Raffa [ken.raffa@gmail.com]
Sent: Monday, March 19, 2012 3:17 PM
To: Schmidt, Chris; Firchow, Kevin
Subject: Request to postpone decision regarding 3822 Mineral Pt. Rd

Dear Chris and Kevin,

Thank you for sending correspondence regarding proposed changes to 3822 Mineral Pt. Rd. Overall, I think a professional service business such as Ascentives is likely to be a good fit. However, I have one major concern, that can best be addressed by postponing action at tonight's Plan Commission meeting. Neighbors on Larkin Street and immediate vicinity have raised legitimate questions about associated truck traffic and safety to children and bicyclists in this residential neighborhood. Because the size, number, and route of trucks we should expect isn't clear from the information we've been provided, this bears further consideration. A compounding factor is that these same neighbors need to attend tonight's Hoyt Joint Neighborhoods Plan Steering Committee meeting on development issues, including some involving this same area. Because it's impossible for them to attend both meetings affecting the street on which they live, I would very much appreciate your postponing this decision.

Thank you for your consideration.

Sincerely,

Kenneth Raffa

Sunset Village President


Firchow, Kevin

From: Alex Saloutos [asaloutos@tds.net]
Sent: Monday, March 19, 2012 3:06 PM
To: Firchow, Kevin; Schmidt, Chris
Cc: 'Rick Karls'; Parks, Timothy; Murphy, Brad
Subject: 3822 Mineral Point Road -- no signs on Larkin

Kevin and Chris:

Regarding parking on Larkin Street adjacent to the property, if you look at the photos the applicant provided that are included in their application, there are NO signs along Larkin Street adjacent to the property that restrict parking or loading. It would be best not to have parking or loading along Larkin on the hill adjacent to the property and close to the intersection with Mineral Point Road.

My best,

A handwritten signature in black ink, appearing to be the initials 'AS' or a stylized 'A' with a horizontal stroke.

Cell: 608/345-9009
E-mail: asaloutos@tds.net

Parks, Timothy

From: Alex Saloutos [asaloutos@tds.net]
Sent: Monday, March 19, 2012 12:49 PM
To: Schmidt, Chris; Firchow, Kevin
Cc: Bidar-Sielaff, Shiva; Murphy, Brad; Rick Karls; Parks, Timothy
Subject: 3822 Mineral Point Road rezoning application -- traffic and safety issues

Dear Chris/Kevin and Plan Commission members:

I am very supportive of a professional service type business at this location. In many respects Ascentives would be an excellent neighbor. Regarding their application to rezone 3822 Mineral Point Road that is scheduled for a public hearing at the Plan Commission tonight, I ask that the Plan Commission refer this to a future meeting to allow time for the applicant to meet with nearby residents and the neighborhood associations so they can deal with any traffic and safety issues. While I live only a block away, this just recently came to my attention when I read the agenda for the Plan Commission meeting tonight. In support of this request, I call your attention to the following:

1. The application includes a request for storage of dry goods on this property.
2. This is a residential area.
3. The applicant is in the business of buying and selling promotional items, some of which would be stored at this site.
4. There is no information in the application on the volume, type or size of truck traffic or where loading and unloading will be done or allowed.
5. They propose to add a door on Larkin Street for shipping and receiving, as their application states, *"Addition of proposed lower level door and adjoining additional sidewalk with ground level entrance from the Larkin Street to facilitate safe and quick package deliveries from UPS, Fed Ex and other carriers."*
6. Because of the slope of the street and the exposure of the building at grade, the sidewalk to service this door will be moved closer to the intersection with Mineral Point Road.
7. Larkin Street is a residential street and already has heavy cut-through traffic, traffic from the office building at Regent and Larkin and the MSCR building and is a school bus route.
8. With the volume and speed of traffic on Mineral Point Road, turning onto or off of Mineral Point Road at this intersection can be challenging.
9. There is a short, but fairly steep slope on Larkin adjacent to this property and with snow on the street it is hard to navigate safely. Cars get stuck in snow on the hill adjacent to this property and close to the intersection with Mineral Point Road.
10. There are no signs posted on either side of Larkin anywhere on this block regulating parking or loading.
11. If there were restrictions on parking, my understanding is they do not restrict loading and unloading.
12. While the subject property is not within the boundaries of a neighborhood association, the Sunset Village Neighborhood Association is immediately across the street to the west and the Westmorland Neighborhood Association is immediately across the street to the south.
13. The applicant has not met with neighbors or the nearby neighborhood associations to discuss their application.
14. The applicant did not provide pre-application notice to the nearby neighborhood associations.
15. From my conversation with Kevin this morning, it appears Alder Schmidt gave the applicant a waiver of the 30-day notice to the neighborhood associations.

16. While I was not at the Sunset Village Neighborhood Association annual meeting as I don't live in their area, (I live across the street in an unaffiliated area), according to someone that was there, Alder Schmidt announced this application was pending and described the proposed rezoning as professional office use and engraving. Storage was not mentioned or discussed.

I am sorry I will be unable to attend the hearing this evening. The Hoyt Park Area Joint Neighborhood Plan steering committee has a previously scheduled meeting, which I had plan to attend.

In summary, the applicant is requesting this property be rezoned to warehouse or store product they buy and sell for clients, the application lacks specifics on the volume and nature of the truck traffic and where loading and unloading will be done, the resulting truck traffic and their loading and unloading has not been adequately communicated to or discussed with the neighborhood, there are no restrictions on parking or loading on this block of Larkin Street, and it is very unusual to have a property in a residential area zoned for a warehouse or storage. The addition of trucks parked on Larkin loading and unloading so close to the intersection with Mineral Point Road is a safety concern and, depending on the size and volume, a quality of life concern. For these reasons, please refer this to a future meeting so the applicant has time to meet with nearby residents and the neighborhood associations to discuss and resolve these issues.

I understand the applicant may be under some time constraints. I certainly don't want to bog this down or see this taking an extraordinary amount of time to resolve. If we all put our heads together, I believe we can quickly work through any issues and resolve this to everyone's satisfaction.

Thank you for your consideration.

Respectfully,



Alex Saloutos
3818 Hammersley Avenue
Madison, WI 53711
Cell: 608/345-9009
E-mail: asaloutos@tds.net