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1526 Jefferson Street
Madison, Wisconsin 53711

April 3, 2017

City of Madison Plan Commission
c/o Mr. Tim Parks
Department of Planning & Community & Economic Development
126 S. Hamilton Street
Madison, WI 53703

Re:
1603-1609 Monroe Street Conditional Use
Item #12, Vehicle access & Service window

Dear Members of the Plan Commission:

I generally support the application but think that all Traffic Engineering's questions should be answered before approval is granted.

Our office was at this very site from 1995 to 2000. In 2000, we moved half-way up the block and have been there since then. After working on this block for 21 years I am very familiar with the alley and its residential and business traffic. I have resided on the other side of the block kiddie-corner to this block since 1978.

I would not support vehicle egress into the alley if it were not restricted to 'east-bound' only. In my opinion as a long-time observer and alley user, it is not acceptable to put additional west-bound traffic into this alley—especially because it will be a somewhat blind entrance to the alley. Additionally, I am not convinced that some drivers would not swing wide right onto adjacent residential properties in order to go west on the alley and I think that this is an issue that Traffic Engineering should consider before signing off on the conditional use application. It is possible that a post or bollard would have to be placed on residential property across the alley from the garage exit in order to assure that wide right-turn swings would not occur. That also does not seem fair to the residential property owner.

The sign telling people not to turn left onto Stockton Court when leaving the current Associate Bank drive-up is not particularly effective, but I would hope that Traffic Engineering would propose an acceptable solution in this situation. I was not able to attend the neighborhood meeting a few Thursdays ago, but I did review the updated plan provided the next day by the architect.

I do think the drive-up bank location is a good idea and look forward to the development as a whole. It is high-time that the existing structures were replaced.

Thank you for your consideration. I apologize that I will be unable to join you tonight.

Fraser Gurd