

**From:** [Ledell Gmail](#)  
**To:** [Parks, Timothy](#)  
**Cc:** [Malloy, Sean](#); [Firchow, Kevin](#); [Stouder, Heather](#); [Chalecki, Lori](#); [Sullivan, William](#); [Winter, Mark](#)  
**Subject:** Re: PC agenda item 11 (5133-5237 University Ave)  
**Date:** April 17, 2020 11:04:10 AM

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Thank you for the additional information.

Ledell Zellers  
510 N Carroll Street, Madison, WI, 53703  
608 231 1526

On Apr 17, 2020, at 10:17 AM, Parks, Timothy <TParks@cityofmadison.com> wrote:

There is also a 10-foot private access easement on the applicant's property that appears to serve the 5205 parcel. Nothing with this project approval would affect that private easement.

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**From:** Malloy, Sean  
**Sent:** April 17, 2020 9:11 AM  
**To:** 'Ledell Zellers' <ledell.zellers@gmail.com>; Parks, Timothy <TParks@cityofmadison.com>  
**Cc:** Firchow, Kevin <KFirchow@cityofmadison.com>; Stouder, Heather <HStouder@cityofmadison.com>; Chalecki, Lori <LChalecki@cityofmadison.com>; Sullivan, William <WSullivan@cityofmadison.com>; Winter, Mark <MWinter@cityofmadison.com>  
**Subject:** RE: PC agenda item 11 (5133-5237 University Ave)

TE does consider safety and sufficiency of access for adjacent business located on a shared driveway when determining acceptable width and design. The fire lane is owned by the applicant, Degen and Associates, I am not sure of the legality of prohibiting access. The current site plans do not prohibit access, if the applicant were to prohibit access (and had the legal right to), they would need to submit a new site plan for approval. Let me know if you have any additional questions.

Thank you,  
Sean Malloy  
City of Madison - Traffic Engineering  
215 Martin Luther King Jr. Blvd., Suite 109  
Madison, WI 53701-2986  
P.O. Box 2986  
ph: 608.266.5987  
[smalloy@cityofmadison.com](mailto:smalloy@cityofmadison.com)

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**From:** [Sullivan, William](#)  
**To:** "[Ledell Zellers](#)"; [Malloy, Sean](#); [Parks, Timothy](#)  
**Cc:** [Firchow, Kevin](#); [Stouder, Heather](#); [Chalecki, Lori](#); [Winter, Mark](#)  
**Subject:** RE: PC agenda item 11 (5133-5237 University Ave)  
**Date:** April 15, 2020 4:41:23 PM

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Hello Ledell,

Hope you and your loved ones are staying healthy.

MFD has some history with this site regarding this fire lane. I personally was not heavily involved so I may need to do some more research if warranted to address your concerns.

I know there was communications in 1988 and again in 2008 regarding this fire lane/access.

Feel free to call me so I better understand what the concern is.

## Bill Sullivan

Fire Protection Engineer

**City of Madison Fire Department**

314 W. Dayton St.

Madison, WI 53703-2506

**608.261.9658** (Office)

[wsullivan@cityofmadison.com](mailto:wsullivan@cityofmadison.com)

[www.madisonfire.org](http://www.madisonfire.org)



**From:** Ledell Zellers <[ledell.zellers@gmail.com](mailto:ledell.zellers@gmail.com)>  
**Sent:** Wednesday, April 15, 2020 11:46 AM  
**To:** Malloy, Sean <[SMalloy@cityofmadison.com](mailto:SMalloy@cityofmadison.com)>; Parks, Timothy <[TParks@cityofmadison.com](mailto:TParks@cityofmadison.com)>  
**Cc:** Firchow, Kevin <[KFirchow@cityofmadison.com](mailto:KFirchow@cityofmadison.com)>; Stouder, Heather <[HStouder@cityofmadison.com](mailto:HStouder@cityofmadison.com)>; Chalecki, Lori <[LChalecki@cityofmadison.com](mailto:LChalecki@cityofmadison.com)>; Sullivan, William <[WSullivan@cityofmadison.com](mailto:WSullivan@cityofmadison.com)>; Winter, Mark <[MWinter@cityofmadison.com](mailto:MWinter@cityofmadison.com)>  
**Subject:** RE: PC agenda item 11 (5133-5237 University Ave)

Hello Sean,

Thanks for getting back to me. I have a couple additional questions. Does TE consider safety and sufficiency of access for other businesses located on this driveway/fire lane in determination of acceptability of width and design? That said, I think it is only the motorcycle place which has access from the fire lane. Also, who actually owns the fire lane? If the applicant, would he have the legal right to prohibit access to it from the businesses next to it?

Best,  
Ledell

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**From:** Malloy, Sean [<mailto:SMalloy@cityofmadison.com>]  
**Sent:** Wednesday, April 15, 2020 9:35 AM  
**To:** 'Ledell Zellers' <[ledell.zellers@gmail.com](mailto:ledell.zellers@gmail.com)>; Parks, Timothy <[TParks@cityofmadison.com](mailto:TParks@cityofmadison.com)>  
**Cc:** Firchow, Kevin <[KFirchow@cityofmadison.com](mailto:KFirchow@cityofmadison.com)>; Stouder, Heather <[HStouder@cityofmadison.com](mailto:HStouder@cityofmadison.com)>; Chalecki, Lori <[LChalecki@cityofmadison.com](mailto:LChalecki@cityofmadison.com)>; Sullivan, William <[WSullivan@cityofmadison.com](mailto:WSullivan@cityofmadison.com)>; Winter, Mark <[MWinter@cityofmadison.com](mailto:MWinter@cityofmadison.com)>  
**Subject:** RE: PC agenda item 11 (5133-5237 University Ave)

Good Morning Ledell,

The City has several locations where U-turns are permitted with similar street width and conditions, many are on University Avenue. Some examples of intersections with permitted U-turns are: University/Thorstrand, Highbury/University, and Blackhawk/University. The Flambeau/University intersection has restricted U-turns due to the movements of vehicles leaving the coffee shop driveway and the volume of pedestrians crossing University Avenue at this location.

Traffic Engineering, while not terribly thrilled about the alignment, finds the proposed driveway width (22') to be acceptable, our minimum commercial driveway width is 20'. If Fire requires additional modifications to the driveway to meet their standards, Traffic has no objections. In Traffic Engineering's opinion, the one access point will be sufficient in accommodating Traffic to/from the site, the applicant has also completed a traffic study to confirm this.

If you have any additional questions, feel free to contact us.

Thank you,

Sean Malloy  
City of Madison - Traffic Engineering  
215 Martin Luther King Jr. Blvd., Suite 109  
Madison, WI 53701-2986  
P.O. Box 2986  
ph: 608.266.5987  
[smalloy@cityofmadison.com](mailto:smalloy@cityofmadison.com)

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**From:** Ledell Zellers <[ledell.zellers@gmail.com](mailto:ledell.zellers@gmail.com)>  
**Sent:** Monday, April 13, 2020 12:27 PM  
**To:** Parks, Timothy <[TParks@cityofmadison.com](mailto:TParks@cityofmadison.com)>  
**Cc:** Firchow, Kevin <[KFirchow@cityofmadison.com](mailto:KFirchow@cityofmadison.com)>; Stouder, Heather <[HStouder@cityofmadison.com](mailto:HStouder@cityofmadison.com)>; Malloy, Sean <[SMalloy@cityofmadison.com](mailto:SMalloy@cityofmadison.com)>; Chalecki, Lori <[LChalecki@cityofmadison.com](mailto:LChalecki@cityofmadison.com)>; Sullivan, William <[WSullivan@cityofmadison.com](mailto:WSullivan@cityofmadison.com)>  
**Subject:** RE: PC agenda item 11 (5133-5237 University Ave)

Are there other locations where U-turns are allowed (that is no signs saying a U-turn is not permitted and therefore legal) with similar street width and traffic conditions?

I look forward to receiving additional info from TE in re to the acceptability of the width of the drive (fire lane) as a major access to and out of the project and access (only access) to the motorcycle business.

We obviously have a bit more time given the requested referral. Do you know the nature of the pending revisions to the proposed development being pursued by the applicant? Are they significant?

Thanks.  
Ledell

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**From:** Parks, Timothy [<mailto:TParks@cityofmadison.com>]  
**Sent:** Monday, April 13, 2020 8:55 AM  
**To:** 'Ledell Zellers' <[ledell.zellers@gmail.com](mailto:ledell.zellers@gmail.com)>  
**Cc:** Firchow, Kevin <[KFirchow@cityofmadison.com](mailto:KFirchow@cityofmadison.com)>; Stouder, Heather <[HStouder@cityofmadison.com](mailto:HStouder@cityofmadison.com)>; Malloy, Sean <[SMalloy@cityofmadison.com](mailto:SMalloy@cityofmadison.com)>; Chalecki, Lori <[LChalecki@cityofmadison.com](mailto:LChalecki@cityofmadison.com)>; Sullivan, William <[WSullivan@cityofmadison.com](mailto:WSullivan@cityofmadison.com)>  
**Subject:** RE: PC agenda item 11 (5133-5237 University Ave)

Ledell,

There have been no comments from Ald. Furman or the Spring Harbor NA regarding the Degen project.

Also, the applicant informed us late Friday that he is requesting referral to either April 27 or a May meeting to make some revisions to the proposed development. We will share the date of the referral with you at our 4:00 PM coordination meeting.

Neither Traffic Engineering or the Fire Department commented on the access issue you referenced in your first message below. Sean Malloy and Bill Sullivan from those respective agencies are copied.

Regarding the U-turn at University and Flambeau, the most noteworthy reason for the concern is the intersection is signed "No U-Turn," so the movement is illegal. More technically than that, the width of University there does not allow a U-turn to be safely executed. The designed U-turn 250 feet east of Flambeau (I think the report says 300) occurs where University is wide enough to safely stage and then execute the U-turn. In addition to asking Sean for his comments on the U-turn question, Lt. Lori Chalecki from MPD-Midtown is copied; she also raised a concern about U-turns at Flambeau with us early in the review for this project.

If you have any other questions, please let me know.

Cheers,  
TIM

**Timothy M. Parks**  
Planner  
Department of Planning & Community & Economic Development  
Planning Division  
Madison Municipal Building, Suite 017 (Level Zero "0")  
215 Martin Luther King Jr. Blvd.  
Madison, Wisconsin 53703  
[tparks@cityofmadison.com](mailto:tparks@cityofmadison.com)  
T: 608.261.9632

<image001.jpg>

*Due to the COVID-19 public health crisis, the Planning Division offices are closed to the public. More information on City services during this time may be found at: <https://www.cityofmadison.com/health-safety/coronavirus>. For more information on Planning Division development review operations, please see <https://www.cityofmadison.com/dpced/planning/development/437/>.*

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**From:** Ledell Zellers <[ledell.zellers@gmail.com](mailto:ledell.zellers@gmail.com)>  
**Sent:** April 11, 2020 5:30 PM  
**To:** Parks, Timothy <[TParks@cityofmadison.com](mailto:TParks@cityofmadison.com)>  
**Cc:** Firchow, Kevin <[KFirchow@cityofmadison.com](mailto:KFirchow@cityofmadison.com)>; Stouder, Heather <[HStouder@cityofmadison.com](mailto:HStouder@cityofmadison.com)>  
**Subject:** RE: PC agenda item 11

PS Why is a U-turn at University-Flambeau a problem? And I found the letter from the motorcycle place and Matt's response.

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**From:** Ledell Zellers [<mailto:ledell.zellers@gmail.com>]  
**Sent:** Saturday, April 11, 2020 5:24 PM  
**To:** 'Parks, Timothy' <[TParks@cityofmadison.com](mailto:TParks@cityofmadison.com)>

**Cc:** 'Firchow, Kevin' <[KFirchow@cityofmadison.com](mailto:KFirchow@cityofmadison.com)>; 'Stouder, Heather' <[HStouder@cityofmadison.com](mailto:HStouder@cityofmadison.com)>

**Subject:** PC agenda item 11

Hi Tim,

Was there any input from neighborhood associations? Any comments from the motorcycle place?

Other than the U-turn issue, did TE raise anything else in re to the "Existing Fire Lane" being used for an entrance/exit to the project? Will the fire lane be widened?

Thanks.

Ledell