

**From:** [Parks, Timothy](#)  
**To:** "Steve Doran"  
**Cc:** "[Adam Fredendall](#)"; [Jennifer Camp](#); [Firchow, Kevin](#); [Petykowski, Christopher](#); [Stanley, Brenda](#); [Malloy, Sean](#); [Quamme, Jeffrey](#)  
**Subject:** RE: Aug 23 Plan Commission Date Request - First St and E. Washington Avenue Project  
**Date:** Monday, August 2, 2021 3:09:22 PM  
**Attachments:** [image003.png](#)

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Steve,

Please consider this an acknowledgement of your request to appear at the August 23 Plan Commission hearing to revisit some of the conditions of the July 26 Plan Commission approval for your project.

By copy of this message, I am letting staff from City Engineering and Traffic Engineering know of your request, as it is conditions from those agencies that you will be requesting relief from on August 23. Kevin Firchow is also copied, as the changes around the perimeter of your site discussed Friday might affect final review of your project by the Urban Design Commission, which I believe is scheduled for September 1.

If you have any questions, please let me know.

Best,  
TIM



**Timothy M. Parks**

Planner (Pronouns: He/ Him/ His)  
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**From:** Steve Doran <[sdoran@galwaycompanies.com](mailto:sdoran@galwaycompanies.com)>  
**Sent:** Saturday, July 31, 2021 7:24 AM  
**To:** Parks, Timothy <[TParks@cityofmadison.com](mailto:TParks@cityofmadison.com)>  
**Cc:** 'Adam Fredendall' <[afredendall@jla-ap.com](mailto:afredendall@jla-ap.com)>; Jennifer Camp <[jcamp@jla-ap.com](mailto:jcamp@jla-ap.com)>  
**Subject:** Aug 23 Plan Commission Date Request - First St and E. Washington Avenue Project

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Tim: Per our conversation on Friday 7/30 we are requesting to be placed on the August 23<sup>rd</sup> plan commission meeting date due to changes to the plan we are needing to make as it relates to the required 10' multi use path, 8' terrace and MMSD easement located on the north side of our property. Per our discussion we must maintain a minimum grade of 852' (per city engineering requirements) for our lowest parking level entrance. This requirement results in our building at the southwest corner becoming raised

out of the ground higher than the road and pedestrian corridor along E. Washington Avenue.

We addressed this condition in a manner which UDC and city staff found acceptable by creating a terraced feature in front of our building with multiple steps and entry points ensuring the building was activated along the corridor.

Our request at the Aug 23 plan commission date will be to seek relief on the 8' terrace requirement to a dimension that will allow us to retain a majority of the terrace feature as well as incorporate the larger multi use path as required by or most recent plan commission approval. We are additionally removing landscaping on the north side of our property adjacent to the MMSD property in an easement area. We have been told by MMSD we will not be allowed to place anything within that easement area.

Thanks in advance for your time.



Steve Doran

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