



Office of the Common Council

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December 19, 2010

Re: 2508-2544 University Ave/516-518 Highland Ave PUD-GDP-SIP Application (Legistar ID# 20516)

Dear Members of the Plan Commission,

Over the past year, my constituents and I have had numerous discussions and meetings regarding this high profile project in my district. After carefully reviewing the Planning Department report and discussing it with RNA President Darsi Foss as well as other RNA Board members and constituents, I respectfully request that the following additional conditions of approval be placed on this project:

1. **Setback:** Setback on the entire University Ave frontage should be a minimum of 12 feet from back-of-curb.
2. **Retail/Commercial:** If any retail commercial tenant proposes to stay open later than midnight, the RNA Board and Alder should be made aware of this and be provided the opportunity to provide input.
3. **Rooftop Patio:** The patio shall be closed for use no later than 9:00 pm each evening.
4. **Easement from WisDOT:** Add the following language to condition #3, page 10 of staff report: “and the developer shall obtain District Alder and RNA Board approval for such revisions.”
5. **Streetscaping:** Add the following language to condition #5, page 11 of staff report: “The District Alder and RNA Board shall receive a copy of the streetscaping plan and given the opportunity to provide feedback.”
6. **UDC requests:** Modify condition # 7, page 11 of staff report to state: “That the design modifications requested by UDC be integrated into prints that shall be presented to the District Alder and RNA Board prior to requesting City Council approval for this project. Although the UDC suggested the possibility of additional loft units, no additional units or height shall be added to this project.”
7. **Noise:** Significant concerns already exist among residents with respect to noise emanating from UW west campus buildings, Campus Drive, the VA Hospital and the UW Hospital Medflight. The project itself, when completed, should not add any noise to the neighborhood from mechanical systems associated with the property and should additionally result in the decrease in noise. Noise measurements in 3 key spots in the neighborhood south of the project should be taken prior to and after construction to demonstrate that noise levels have not increased. Written documentation of achieving this condition should be provided to the District Alder and RNA Board no later than 6 months after building is completed and open for occupancy.
8. **All street tree locations and tree species:** Add the following language to condition #28, page 13 of staff report: “The District Alder and RNA Board shall receive a copy of the tree-planting plan for comment prior to implementation.”

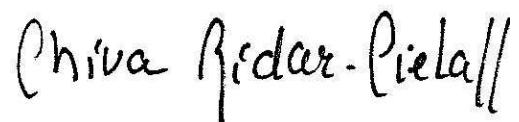
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9. **Phase I Environmental Assessment:** Add the following language to condition #40, page 14 of staff report: “The District Alder and RNA Board shall receive a digital copy of the ASTM Phase I ESA at the same time it is submitted to the City staff. The City shall share with the District Alder and the RNA Board its written recommendations on whether a Phase II ESA is necessary.”
10. **Signage:** Add the following language to condition #57, page 17 of staff report: “Low-key signage, preferably non-lighted, signage shall be used. A detailed signage plan shall be presented to the District Alder and RNA Board for their review and approval prior to final approval of the project for recording and issuance of permits.”
11. **Bike Parking for Retail Space.** Add the following language to condition #58, page 17 of staff report: “Given the lack of on-site car parking spaces for retail/commercial patrons, the number of bike spaces shall exceed the minimum requirement and/or customary standards. A copy of the proposed plans shall be provided to the District Alder and RNA Board.”
12. **Park Division:** Add the following language to condition #62, page 17 of staff report: “The park impact fees generated by this project shall be used for park purposes within the RNA boundaries.”

I will be attending your meeting to personally share these conditions and to answer any questions you may have. Thank you for your service on the Plan Commission.

Respectfully,



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cc: Brian Mullins, Mullins Group
Sue Springman, Mullins Group
Brian Munson, Vandewalle & Associates
Darsi Foss, President, Regent Neighborhood Association
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Tim Parks, City Planning Division
Mario Mendoza, Assistant to the Mayor
Tim Cooley, City Economic Development Division