

**MLG**tel 262 797 9400  
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Suite 100  
Brookfield WI 53005

August 1, 2008

Offices in Wisconsin,  
Florida and VirginiaMr. Yang Tao  
City of Madison  
Traffic Engineering Division  
Madison Municipal Building  
Room 100  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53701-2986

RE: Raymond Road – Whitney Way Traffic Signals

Dear Mr. Tao,

We are in receipt of a letter dated July 25, 2008 regarding the addition of traffic signals at the Raymond Road – Whitney Way intersection. In reviewing the Exhibit B – Schedule of Assessments, it appears the City has determined that MLG Capital, through ownership of three parcels at that intersection, pay \$38,528.10. This represents approximately 38.5% of the total cost of the signal system.

Through the course of our project, we were required to go through a variety of approvals.

On April 21, 2006, Traffic Engineering issued a memo to the Plan Commission indicating that the traffic generated by our properties was approximately 4,000 to 5,000 trips per day. These counts came from a traffic study that we generated for Traffic Engineering. A final copy of this report was sent to the City after the approvals were granted. The trip count represented approximately 15% of the total intersection trips and therefore 15% of the estimated \$100,000 cost or \$15,000. We also executed and submitted the attached Declaration of Conditions and Covenants that limited our exposure to \$15,000. This was negotiated with your Department and our legal counsel.

The Plan Commission issued its approval on May 16, 2006. The ratio and cost was referred to in item 19 in the approval letter.

With the proposed assessment being over two and one-half times the originally agreed upon sum, MLG must oppose the new assessment amount. Please contact us at your earliest convenience to discuss this matter further.

Sincerely,

MLG Development on behalf of MLG Capital/Meadowood LLC


Robert K. Stelter  
Senior VP of Construction & DevelopmentCc: Gary Knowski - MLG  
Craig Lashley - MLG  
Lisa Leister - MLG  
Tammy Mauer – The Redmond Company



**Traffic Engineering Division**

David C. Dryer, City Traffic Engineer

Madison Municipal Building

215 Martin Luther King, Jr. Boulevard

P.O. Box 2988

Madison, Wisconsin 53701-2986

PH 608/266-4761

TTY 608/267-9623

FAX 608/267-1158

April 21, 2006

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer

SUBJECT: 5702 Raymond Road - Conditional Use - Build New 14,700 Sq. Ft. Pharmacy w / Drive - Up Window - Walgreens Store

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

**MAJOR OR NON-STANDARD REVIEW COMMENTS** (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. The applicant has completed a traffic impact study with its application. The study is reasonably accurate and complete; however, there are several special areas of emphasis the City wants covered more completely as conditions of approval. Conditions below address these special areas of interest.

2. As a measure to mitigate traffic associated with the development and pre-existing conditions, the applicant shall execute and return the attached declaration of conditions and covenants for traffic signals. This is advance notice that the property involved may be subject to special assessments for their proportionate share of potential future traffic signals at the intersection of Raymond Road and Whitney Way. As an alternative, the Plan Commission could require an up-front deposit of the development's estimated share of the cost of the subject signal. The development's traffic at this intersection is estimated at approximately 4,000 - 5,000 vehicles per day or about 15% of the intersection's traffic, which equates to a deposit of \$15,000.

Note: It is planned that the City's BMVC will decide in the fall of 2006, as part of the City's annual signal priority list, whether a traffic signal will be installed at this intersection. (Attached is the BMVC's previous consideration of this signal as background information.) Separately, but concurrently the City's Capital Budget will need to include funds for signals planned and/or approved. As part of the budget process it will be determined whether the subject signal will use 100% city funds or a combination of city funds and special assessment district that would include the Walgreens shopping center.

3. The applicant shall reconstruct its driveway at Raymond Rd & Leland Road for low clearance vehicles from bottoming out. This driveway reconstruction shall be a five (5) ft. bump out to reduce the driveway slope for ingress & egress vehicles. The applicant shall submit a detail 1" 20' detail drawing of driveway approach to be reviewed and approved by the City Traffic Engineer.





Department of Planning & Development  
**Planning Unit**

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

Madison Municipal Building  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2985  
Madison, Wisconsin 53701-2985  
TDD 608 266 4747  
FAX 608 266-8739  
PH 608 266-4635

May 16, 2006

RECEIVED

MAY 18 2006

Tammy Mauer  
The Redmond Company  
W228 N745 Westmound Drive  
Waukesha, Wisconsin 53186

The Redmond Company

RE: Approval of a major alteration to an existing shopping center in excess of 25,000 square feet with a drive-up window to allow construction of an addition to the shopping center with a drive-up window for a new Walgreens drugstore, all generally located 5702 Raymond Road.

Dear Ms. Mauer:

The Plan Commission, meeting in regular session on May 15, 2006, determined that the ordinance standards could be met and **approved** your request for a major alteration to an existing shopping center located at 5702 Raymond Road, subject to the conditions below. In order to receive final approval of the conditional use, the following conditions must be met:

**Please contact Kathy Voeck, the Assistant Zoning Administrator, at (608) 266-4551 if you have questions regarding the following five items:**

1. Meet all applicable State accessible requirements, including but not limited to:
  - a.) Show signage at the head of the accessible stalls.
  - b.) Show the accessible path from the stalls to the building.
  - c.) Show ramps, curbs, or wheel stops where required.
2. Provide 20 bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.
3. Parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.) Planting islands shall consist of at least 75% vegetative cover, including trees, shrubs, ground cover, and/or grass. Up to 25% of the island surface may be brick pavers, mulch or other non-vegetative cover. All plant materials in islands shall be protected from vehicles by concrete curbs.

5702 Raymond Road  
May 16, 2006  
Page 3

15. Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1) \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2) \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.

16. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.

17. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size and alignment of the proposed service.

Please contact John Leach, Traffic Engineering, at (608) 267-8755 if you have questions about the following sixteen (16) items:

18. The applicant has completed a traffic impact study with its application. The study is reasonably accurate and complete; however, there are several special areas of emphasis the City wants covered more completely as conditions of approval. Conditions below address these special areas of interest.

19. As a measure to mitigate traffic associated with the development and pre-existing conditions, the applicant shall execute and return the attached declaration of conditions and covenants for traffic signals. This is advance notice that the property involved may be subject to special assessments for their proportionate share of potential future traffic signals at the intersection of Raymond Road and Whitney Way. As an alternative, the Plan Commission could require an up-front deposit of the development's estimated share of the cost of the subject signal. The development's traffic at this intersection is estimated at approximately 4,000-5,000 vehicles per day or about 15% of the intersection's traffic, which equates to a deposit of \$15,000.

Note: It is planned that the City's PBMC will decide in the fall of 2006, as part of the City's annual signal priority list, whether a traffic signal will be installed at this intersection. (Attached is the PBMC's previous consideration of this signal as background information.) Separately, but concurrently the City's Capital Budget will need to include funds for signals planned and/or approved. As part of the budget process it will be determined whether the subject signal will use 100% city funds or a combination of city funds and special assessment district that would include the Walgreens shopping center.

20. The applicant shall reconstruct its driveway at Raymond Road and Leland Road for low clearance vehicles from bottoming out. This driveway reconstruction shall be a five-foot bump out to reduce the driveway slope for ingress and egress vehicles. The applicant shall submit a detail 1" to 20' detail drawing of driveway approach to be reviewed and approved by the City Traffic Engineer.

21. The applicant shall modify the parking lot islands at the entrances to 20-foot raduses from Raymond Road and S. Whitney Way to accommodate vehicle-turning movements. The applicant shall submit a detail design noting dimensions of radii of the island on both sides of the driveway approaches to be approved by the City Traffic Engineer.

22. The proposed location of the loading dock as shown would require a semi truck to back onto the site, blocking the service corridor and driveway approach of Russett Road. The applicant shall modify and demonstrate semi-truck movements on site not to back off the Russett Road right-of-way, block the service corridor, or block the driveway approach. The applicant should look at angle degree loading dock or conditional of approval that all Walgreen truck deliveries shall be with single units truck. The applicant shall note that



**BOARD OF PUBLIC WORKS**

To Property Owners:

Enclosed is your notice of a Public Hearing on Traffic Signal Installation. Our records indicate that you are an owner of the property within the area benefited by Traffic Signals. Please read this notice carefully, and if you have any questions, contact Yang Tao (266-4815) at the City Traffic Engineering Division, Room 100, Madison Municipal Building, 215 Martin Luther King, Jr., Boulevard. We suggest that it is better to call rather than to wait for the Board of Public Works meeting itself.

If you wish to appear before the Board of Public Works, you may do so at the time and place stated in the notice. To expedite the public hearing process, please complete the form below and submit it to the Board Secretary at the hearing.

If you have sold or transferred ownership of all or part of the property in question, please forward this notice to the new owner.

It is the policy of the City of Madison to assess the initial cost of installation and materials for traffic signals to the benefited property owners. This is a one-time assessment and all maintenance and operating costs, once the traffic signals are installed, are paid by the City of Madison.

Larry D. Nelson, P.E.  
BOARD OF PUBLIC WORKS  
Executive Secretary

Date 7/30/08

Name of Traffic Signal Assessment District Raymond Road - Whitney Way Traffic Signal Assessment District.

Your Name RICHARD STERN


Your Address 2937 Ivanhoe Glen, Madison, WI 53711

Support and wish to speak

Support but do not wish to speak

Oppose and wish to speak

Oppose and do not wish to speak

Your signature 

Parcel Number 0609-062-0206-9



Date 8/14/08

Name of Traffic Signal Assessment District Raymond Road - Whitney Way Traffic Signal Assessment District

Your Name Timothy Johnson / TJE Properties

Your Address 5714 Russell Rd

Support and wish to speak

Support but do not wish to speak

Oppose and wish to speak

Oppose and do not wish to speak

Your signature



Parcel Number

07899-313-1033-1





**Hacker, Marsha**

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**From:** Lisa Veldran [lveldran@yahoo.com]  
**Sent:** Wednesday, August 06, 2008 3:48 PM  
**To:** Nelson, Larry; Hacker, Marsha; jpien@cityofmadison.com  
**Cc:** Clausius, Joe; Palm, Larry  
**Subject:** BPW Agenda 8/6/08 - Item #3 Installation of Traffic Signals At Raymond Road/Whitney Way

Dear Board of Public Works Members,

I am writing in support of the assessment for the installation of traffic signals at the intersection of Raymond Road and Whitney Way. This intersection has consistently met the numerical criteria for a traffic signal for several years and was approved for signalization by the Pedestrian, Bicycle and Motor Vehicle Commission in

With the addition of the Walgreen's, increased traffic from development south of the intersection (County Road PD, Verona and Fitchburg commuters and the opening of the Super Target) and now the placement of a neighborhood community center in the Meadowridge Shopping Center, we will see even more traffic. Coupled with this increased traffic we also have Orchard Ridge Elementary and Toki Middle School students trying to cross safely at this intersection daily.

The Meadowood Neighborhood Association, the Orchard Ridge Elementary School PTO and the principals from Orchard Ridge Elementary and Toki Middle School have previously stated their support in having this intersection being signalized.

We continue to look forward to this project moving forward. Thank you in advance for your support.

**Lisa Veldran, President**  
**Meadowood Neighborhood Association**  
Email Address: lveldran@yahoo.com  
Home Phone - 608.271.0722  
5738 Kroncke Drive  
Madison WI 53711  
Cell Phone - 608.235.8979  
Work Phone - 608.266.4071

8/6/2008

