



Department of Planning & Community & Economic Development
 Planning/Building Inspection/Economic Development/Community Development
 Steven Coover, Director

Bradley J. Murphy
 Planning Division
 215 Martin Luther King, Jr. Boulevard
 P.O. Box 2985
 Madison, WI 53701-2985
 (608) 266-4635

REVIEW REQUEST FOR:

- PRELIMINARY PLAT
- FINAL PLAT
- LOT DIVISION/CSM
- CONDITIONAL USE
- DEMOLITION
- REZONING
- INCLUSIONARY ZONING
- OTHER

1419 Monroe Street
 RZ : CC-T to TSS
 Demolish a restaurant/tavern to allow construction of a mixed-use building with approximately 7,900 sq ft of retail space and 72 apartments
 McJingles, LLC/Jerad Protaskey - Opus Development Company, LLC

PLANNING DIVISION CONTACT: Heather Stouder

RETURN COMMENTS BY: 06 March 2013

PLEASE ALSO EMAIL OR FAX ANY COMMENTS TO THE APPLICANT:

Applicant E-mail: jerad.protaskey@opus-group.com Fax: 414-266-9395

Date Submitted: 06 February 2013 Plan Commission: 08 April 2013

Date Circulated: 12 February 2013 Common Council: 16 April 2013

URBAN DESIGN COMMISSION: 20 MARCH 2013

CIRCULATED TO:

- | | | |
|---|--|---|
| <input type="checkbox"/> ZONING | <input type="checkbox"/> DISABILITY RIGHTS | <input checked="" type="checkbox"/> ALD. Bick-Sieff DIST. 5 |
| <input type="checkbox"/> FIRE DEPARTMENT | <input type="checkbox"/> POLICE DEPT. - CHANDLER | <input type="checkbox"/> MADISON GAS & ELECTRIC |
| <input type="checkbox"/> TRAFFIC ENG | <input type="checkbox"/> CITY ASSESSOR - M. RICHARDS | <input type="checkbox"/> ALLIANT ENERGY |
| <input type="checkbox"/> PARKS DIVISION | <input type="checkbox"/> MADISON METRO - SOBOTA | <input type="checkbox"/> A T & T |
| <input type="checkbox"/> CITY ENG. - DAILEY | <input type="checkbox"/> MMSD BOARD, C/O SUPT. | <input type="checkbox"/> T D S |
| <input type="checkbox"/> CITY ENG. - PEDERSON | <input type="checkbox"/> PUBLIC HEALTH - SCHLENKE | <input type="checkbox"/> MT. VERNON TELE |
| <input type="checkbox"/> WATER UTILITY | | |
| <input type="checkbox"/> ECONOMIC DEV - OLVER | <input type="checkbox"/> NEIGHBORHOOD ORGANIZATION | |
| <input type="checkbox"/> REAL ESTATE | | |

Review the above as per time schedule set in Chapter 16.23(5)(b)2; 16.23(5)(3)3; or Chapter 28, City of Madison Ordinance; OR your agency's comments cannot be considered prior to action.

One copy for your files; one copy for file of appropriate telephone company; PLEASE RETURN one copy with joint comments.

The above is located in your district. A copy is on file in the Planning Division Office for review. If you have any questions or comments, contact our office at 266-4635.

The above is located within or near the limits of your neighborhood organization. A copy is on file in the Planning Division Office for review. If you have any questions or comments, contact our office at 266-4635.

RETURN COMMENTS TO: PLANNING DIVISION, DEPT. OF PLANNING & COMMUNITY & ECONOMIC DEVELOPMENT, ROOM LL100 MMB, 215 MARTIN LUTHER KING JR. BLVD.

NO COMMENTS / YOUR COMMENTS:

- ① We need a very detailed plan for construction staging & traffic impact during construction
- ② Concern about view of car approaching the intersection (cars on Mercue looking to right already have great difficulty seeing cars or pedestrians or bikers on Randall)
- ③ other issues raised by staff Shiva



March 28, 2013

Mr. Bill Fruhling
Department of Planning & Community & Economic Development, Planning Division
215 Martin Luther King Jr. Blvd
Madison, WI 53701-2985

RE: 1419 Monroe Street, Opus Development – Comments on Draft Plans

Dear Bill,

Over the past several months, the University has been working with the Opus development team on their proposed mixed use project at 1419 Monroe Street. Below are our comments and concerns on the overall project that we would like the developer and the Plan Commission to consider in moving forward with this project.

1. The proposed project is basically utilizing a zero setback on the east and south sides of their property that immediately abuts university property. We are concerned about impacts on our ability to maintain use of our surface parking lot without disruption. The developer has suggested they will not need any kind of temporary construction easement and will do all work from their side of the property line. A construction staging plan should be provided to confirm this to be the case throughout construction.
2. We are also concerned about traffic impacts during and after construction on Monroe Street and N. Randall Avenue. The contract has told us they don't expect to shut down any lanes of travel on either street but we are not convinced this will be the case, especially during construction on such a tight site. Any plans for street occupancy or closures should be reviewed with the university prior the event occurring. Both streets are emergency routes for not only our UW Police Department but also for the City of Madison fire department located west on Monroe Street.
3. Site lines along Monroe Street, looking west from the stop sign on N. Randall Avenue may be impaired by this project and the parking along the south side of Monroe Street. The developer should confirm that their building will not block site lines for vehicles on N. Randall Avenue as they proceed into the intersection with Monroe Street. Vehicles on Monroe do not have a stop sign.
4. Stormwater management is a significant issue in this part of the city. Even though the entire site is basically impervious now, we believe there will be an increase in stormwater runoff from this site. This must be addressed properly in the development plans so that the existing problems are addressed and stormwater management does not become an issue in the future.
5. The UW Police Department maintains emergency signal communications to their building and other emergency response teams around the city via an antenna on the roof of Van Hise Hall (1220 Linden Drive). The developer should confirm in writing that their building will not interfere with these telecommunications and direct line of site between the UWPD and Van Hise Hall communication equipment.

(continued)

Facilities Planning & Management

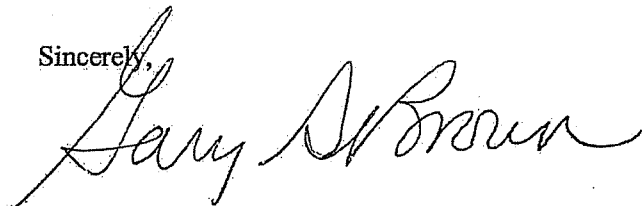
9th Floor WARF Building 610 Walnut Street Madison, Wisconsin 53726-2397
(608) 263-3000 FAX (608) 265-3139 TTY (608) 265-5147

5-6

6. Parking for the retail/commercial establishments on the first floor of this development is likely not going to be available in university surface parking lots in the future. The developer should not rely on using university lots for their parking counts.
7. There appears to be little if any moped parking on the project site (I see only three on the second floor parking area). mopeds cannot legally park in bicycle parking spaces. If moped parking is not provided for both residents, their visitors and customers of the retail establishments, mopeds will park in the city terrace creating significant safety issues for pedestrians.
8. It appears there are no outside decks, patios or balconies on this project. We want to confirm that this is the case and that no publically accessible rooftop spaces are included in the project, especially on the west and south sides of the building. This is a safety issue for the UW Police. We request that this be written into the zoning documents as a condition of approval.
9. There are four existing trees on the southeast property line that belong to the University of Wisconsin. There is no indication that these trees will be saved and protected during construction or if they need to be trimmed to allow for construction. It is likely that the roots of these trees extend over the property line, as the canopies do now. No root cutting should be done without first consulting with the UW campus arborist. It appears likely they will be damaged during construction since they are so close to the property line. If they are damaged, the university should be compensated for this loss based on the size and value of the trees damaged. Value of the trees should be determined by a licensed, certified arborist prior to construction.
10. The UW Police Department stores equipment in the corner next to our parking lot, south and west of your proposed development. Construction activities need to be aware of this equipment storage and assure no damage will be done throughout the construction process. Same holds true for all personal vehicles parking in our immediately adjacent parking lots.

Thank you again for the opportunity to comment on the draft plans for the proposed development at 1419 Monroe Street. If you have any questions, you can reach me at 263-3023 or at: gbrown@fpm.wisc.edu.

Sincerely,



Gary A. Brown, PLA, FASLA
Director, Campus Planning & Landscape Architecture

Xc: Alder Shiva Bidar-Sielaff
Bill Elvey, Associate Vice Chancellor, UW-Madison
Susan Riseling, Chief, UW Police Department