

From: John Imes
To: bradley cantrell; erics@cows.org; Ken Opin; Zellers, Ledell; maurice sheppard; Melissa Berger; hiwayman@chorus.net; Heifetz, Michael; Resnick, Scott; King, J Steven; tonyalhn@aol.com; Stouder, Heather; arborhouse@tds.net; Jack Imes; bcc: michael.heifetz@wisconsin.gov; John Imes; Imes, John;
cc: Sara Eskrich; Dailey, Lucas; Cornwell, Katherine; Tyler Leeper;
Subject: Public Comment from Cathie Imes, Majority Owner of the Arbor House
Date: Monday, April 20, 2015 4:49:52 PM

This is from Cathie, my better half.... A different, fresher writing and speaking style perhaps and she will be attending the Plan Commission meeting this evening.....good reading!

John

We really shouldn't be here tonight with this project as it is presented. I realize that my business partner and husband has been tenacious and thorough which has caused Patrick Corcoran to become combative to the process, but this is too important--our inn is at stake.

The opportunities to shape the project in a positive way have been squandered and delays have resulted simply because the developer has rejected and minimized four major resolutions from us.

Our outgoing alder was invited to visit the inn to understand the nuances of the problems and should have worked at bringing us together for common ground. He chose not to do a site visit with us and said the project was "good enough". The incoming alder has actually spent more time gathering facts and she doesn't alder until tomorrow.

Folks in zoning should have earmarked the clear infringements on the inn's zoning codes if this project passes. More than twenty years ago we agreed to zoning standards that could seem ridiculous and outdated to today's zoning codes--like no street parking ever for our business. None the less, they are the zoning laws for us--the easement, lot parking, the tree buffer on the lot line which is ours (and someone else's to destroy) is in our zoning text. I was hoping that we wouldn't get this far. That professionals who are sticklers for details would see and hold this new project accountable for it's impact on the adjacent business's zoning and thus a different project would have resulted..

As the majority owner of the Arbor House, I am as close to the numbers and threats to the business as anyone. And it's not the views, not just construction, or longer more intense construction with underground parking, or the number of floors. Greed to maximize the 3414 site has clouded their judgement.

A day and night intense use, 31,000+ sq. foot mass looming over our property is the true threat to the inn.

It was a wise and younger version of Mayor Soglin who met with us the day after our long, but successful navigation through the process 20 years ago. And although we could not make our 3600 sq ft Annex any smaller-- I would have wanted three bedrooms on the home and maybe two more rooms to sell, we were obedient to the process and have made the city and the neighborhood proud. I have followed the highly intimate zoning text no matter the sacrifice to my family life.

The mayor added that the key gem of the city is it's neighborhoods. Today neighbors' voices are not as powerful as I remember and the climate on Monroe St. is aggressive to development. But a project with zoning infringements and severe threats to adjacent business should not be rewarded with a pass. He has done the checklist of meetings but without being an active listener. For us it is not a game and it is wasting everyone's time to not be thoughtful and consider solutions. It is not "good enough" to plop a 31000+ sq ft building next to 3000. You all as commissioners outgoing or continuing on have an opportunity to ensure that this project is the best it can be. You can make the developer listen. I feel bullied for trying to seek resolution for the good of our family business and the neighborhood. There are at least six months before construction could become a challenge.

Please do not pass this project tonight. Neighbors and professionals can shape the desires of developers and the creativity and knowledge of one couple should be respected and not dismissed. Finally, during this Earth Day week, we alone should decide the fate of the Arbor House, An Environmental Inn.

Thank you for listening.

Stouder, Heather

From: Patrick Corcoran [patrickproperties@tds.net]
Sent: Monday, April 20, 2015 2:54 PM
To: Stouder, Heather
Subject: Fwd: Parking Ramp Design Standards

Hi Heather,

Sorry for the late notice but could you enter this email into the public record.
It is from Eric Halvorson City of Madison-Traffic Engineering.

Thanks
Patrick J Corcoran

From: "Eric Halvorson" <Ehalvorson@cityofmadison.com>
To: patrickproperties@tds.net
Sent: Friday, April 17, 2015 2:01:14 PM
Subject: Parking Ramp Design Standards

Patrick,

Per our phone conversation: Traffic Engineering would not, by MGO 10.08, approve a ramp of less than 18' in width with two way traffic and we recommend the width to be 20'. If a ramp was to be narrowed to 12' in width the ramp would be required to be one-way.

Please let me know if you have questions,

Eric

From: Dailey, Lucas
To: Cornwell, Katherine; Stouder, Heather;
cc: Sara Eskrich; John Imes; patrickproperties tds.net;
Lynn Pitman
Subject: Alder Statement on 3414 Monroe
Date: Monday, April 20, 2015 1:25:01 PM

Commissioners,

I'll be attending the meeting tonight (arriving around 5:45) but wanted to give a brief summary in writing first.

This design is the third for the site, though the initial design wasn't made broadly public. The second design is what was first submitted to the city. The design you see before you is the 3rd, current design.

When the previous design was presented to the neighborhood a year ago I received a lot of emails and a few calls from concerned residents. The most pressing concern I heard was that the design had insufficient parking. Parking is of particular concern to this neighborhood because of the high demand from the restaurant Gates & Brovi, which has no parking and advertises to patrons to park for free on the residential streets behind it. The problem is compounding by lack of sidewalks on some of those streets. The second most common concern I heard raised was about the contextual relationship with the Arbor House bed and breakfast to the east. The concern seemed mainly focused on the mass of the building being so close to The Annex building of the Arbor House, which was constructed in 1994 between the historic Plough Inn and the shared property line with 3414 Monroe.

After the design was released, one of the suggestions that was given by staff and the owners of the Arbor House was to push some mass away from the shared property line and move it to the top of the building to create a stepped-back fourth floor.

The developer and design team then spent a few months reworking the design into what you see before you tonight. I hosted the presentation of that design to the neighborhood in early February. The meeting had far fewer concerns raised than the previous, and in the time since I've received less than half as many emails as before, these focused primarily on the visual relationship with the Arbor House, and most also mentioned opposition to a 4th floor due to concerns it would visually conflict with the character of the neighborhood.

My sense of the neighborhood from emails, calls and discussions, is that the new design is preferred over the previous, though some are still concerned about the potential visual effect on the Arbor House.

I support this project in its current design, and believe it improves on the last design across the board. I believe it relates well with the Arbor House and will be a valuable addition to the character and life of our neighborhood. While I do suspect there will be some visual impact on the views of Arbor House, I don't believe it will be a significant, and I believe it has the potential to be complimentary. I don't believe there is any question that some views *out* of the Arbor House will be impacted, this is always the case with infill development at additional stories. When the Arbor House owners choose to build a second building on their site tight between the historic Plough Inn and the shared property line, it guaranteed that any redevelopment of 3414 greater than a single story would limit some of the views out from the Annex building. I believe the developer had gone beyond what can be reasonably expected to minimize the impact of its presence.

I urge the developer, and believe they will comply, to take measures necessary to insure the buffer of trees and vegetation between the properties is protected as much as practicable and restored to grow into an equal or greater buffer than exists today.

After scrutinizing the standards and conditions necessary for the issuance of a demolition permit and conditional use, it seems to me that the criteria can be met by this development by following staff recommendations.

cheers,
Lucas

Lucas Dailey

DISTRICT 13 ALDER

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April 20, 2015

The DMNA supports redevelopment along Monroe Street that enhances and is compatible with the neighborhood character, and with city and neighborhood plans.

We appreciate that the proposed plan for 3414 Monroe Street is the second iteration of this development project and include improvements over the initial plan. However, we oppose this new plan due to its size, massing, and setback from the Arbor House property line.

The Landmarks Commission found the revised plan to be “so large as to adversely affect the historic character and integrity of the adjoining landmark site; however, the setbacks lessen the visual intrusiveness.”

We concur with this finding. While the setback of 9’ from the first floor for the 2nd and 3rd stories is an improvement over the first design, we believe this unique site could be developed in a way that is more harmonious with the neighboring landmark property, the Arboretum across the street, and the overall natural feel to this entry point into the Dudgeon-Monroe neighborhood.




We recognize that the scope of the Landmarks Commission process is limited and did not address related considerations such as underground parking. Parking issues are of major concern to the neighborhood, and the inclusion of underground parking in the revised plan is a strong benefit.

However, the building has also become substantially larger, growing from three to four stories. The new 4,000 SF fourth story is the largest fourth floor addition in the three recent developments of comparable scale along Monroe Street, two of which include

underground parking.¹ We recognize that some increase in size is required to offset the expense of underground parking, but encourage reevaluation of this tradeoff.

Talks between the developer and the Arbor House property owner have been complicated by a preexisting easement agreement between the two parties dating back to the original PUD conditions for Arbor House. We encourage the two parties involved to reconsider this agreement in light of potential opportunities to adjust size, massing and parking accommodation.

We request the following conditions be included in any conditional use approval:

-  - a landscaping plan that maintains a green buffer between the Arbor House, the adjoining residence, and the new development, and separates the current building and the sidewalk along Monroe Street. This greenspace is a strong component of the character of the corner, and of the Arbor House property.
-  - a reduction in the depth of the 2nd floor balconies along the Arbor House side, in keeping with the intent of the proposed setbacks on that side of the project;
-  - limitation of the hours and lighting of any fourth story outdoor terrace to 9:00, and a procedures for working with neighbors should questions about noise and lighting on the terrace arise.

Respectfully submitted,

Executive Committee,
DMNA Council

Tyler Leeper, President
Daryl Sherman, Vice President
Amy Cusick, Secretary
Julia Billingham, Treasurer

¹ For comparison, Parman Place at 3502 Monroe, and the Empire building at 1911 Monroe, also include underground parking. The Parman fourth story is only 437 sq ft, and provides access to the roof deck. The Empire fourth story – which is the loft space for 3rd floor apartments, is 3422 sq ft. As an additional comparison, The Monroe at 2624 Monroe St., which does not include underground parking, has fourth story loft space for 3rd story apartments of 2511 sq ft.

From: Matt Wachter
To: Stouder, Heather;
Janine Wachter;
Subject: 3414 Monroe Street
Date: Monday, April 20, 2015 3:05:58 PM

Dear Ms. Stouder,

I am writing you in regards to the proposed mixed-use development located at 3414 Monroe St. I own and reside at the house immediately adjacent to the site on Glenway St. (█████ Glenway St.). I have been to numerous neighborhood meetings regarding the development and I have closely reviewed the project submittals.

As the neighbor most affected by the development other than the Arbor House, I do not have any major concerns about how the mass, traffic, or parking associated with the proposed development will affect my property. The development appears to adequately step back from my property and the developer has made efforts to provide a buffer between our properties. Since the construction of Parman Place across the street, there has been a modest increase in traffic and use of on-street parking, but I have been minimally affected and can consistently find street parking without difficulty. I am sure there will be a small amount of increased traffic and use of on-street parking associated with this development as well, but I doubt it will have a significant effect on our neighborhood. The benefits of additional amenities (restaurants and shops) far outweigh the few minor inconveniences of additional congestion.

I generally support the proposed development at 3414 Monroe St. and most of my concerns have been addressed through numerous one on one meetings with the developer and the design team. I do share the concerns of the Arbor House regarding the health of existing trees on the site as well as general ongoing management to ensure that disruption from light

and noise are minimized, privacy is maintained, and that we have high quality maintenance and management of the property. I hope that these issues can be addressed through the Conditional Use process and ongoing discussions with the developer.

Sincerely,

Matt Wachter

█ Glenway St.

Madison, WI 53711

From: Susan Pope
To: Stouder, Heather;
Subject: Proposed development of property on the corner of Monroe and Glenway
Date: Monday, April 20, 2015 1:49:43 PM

Concerning the proposed development of a 4-story multi-use building on the corner of Monroe and Glenway Streets:

My wife and I have attended meetings held at Wingra School concerning this proposed development. At the first of these meetings I voiced concern with the mass of this building and its placement near the lot-line adjacent to the Arbor House, a recognized historic site. Attending the meeting for the revised project I commented favorably regarding some of the redesign features but did then, and do now strongly object to the overall increased mass of the structure resulting from the addition of another floor to the design. One revision made to the original plan is that construction next to the lot line would include a step-back before the second through fourth floors. While the step-back is in itself an improvement, the developer intends to include an elevated patio for residents which would overlook the Arbor house addition. When one considers that existing trees will not likely survive the construction, the privacy and tranquility of the Arbor House would be destroyed. The developer has claimed that the mass proposed is required for the property to be profitable. I would suggest that if that is the case the project should be abandoned. It is not the responsibility of the city or its citizens to guarantee that an investment made by a private developer be profitable. That is a risk which developers must always recognize.

<!--[if !supportEmptyParas]--> <!--[endif]-->

<!--[if !supportEmptyParas]--> <!--[endif]-->

Russell and Susan Pope

 Copeland Street

Madison, Wisconsin

From: Amanda Kemnitz
To: Stouder, Heather; Cornwell, Katherine;
cc: Dailey, Lucas;
Sara Eskrich;
Subject: Proposed building at 3414 Monroe Street
Date: Sunday, April 19, 2015 6:57:34 PM

To Whom It May Concern,

I feel compelled to comment on this proposed project as I so strongly feel it is completely wrong for the neighborhood. After seeing the rendering of the proposed structure

along with looking at the site and area around it I am baffled as to why this project is even under consideration. I have lived in the Dudgeon-Monroe Neighborhood for almost 25 years.

The changes in the traffic and buildings on Monroe Street have been substantial. In particular has been the increase in traffic coming onto Monroe Street from Nakoma Road and turning left onto Glenway, the corner of the proposed development. This intersection has only become more congested with the addition of the Gates & Brovi restaurant due to the parking on Monroe Street to the east and west of the Glenway intersection. It gets so congested at rush hour that I have seen cars turn onto the side streets to be able to get to their destination. These side streets have many young children. The hazards of this scenario are obvious. I also feel that a several storied structure at this site is too much height for this area especially with the Gates & Brovi building across the street. This area should be allowed to be built up no more than two stories. The loss of sunlight and the towering effect on the lots next to this site would be profound and should not be allowed. Mallatt's and Lakeview Veterinary Clinic also have loyal patronage with the need to park being more difficult do to the restaurant parking. Their lot is fuller than I have ever seen it. Another high density building will only add to this congestion. One of the wonderful aspects of Monroe Street is the neighborhood feeling and lack of high apartment complexes. Please don't ruin this street.

In addition the proposed project is completely out of place next the The Arbor House and Plow Inn, a neighborhood jewel that should be protected. The Plough Inn is a Historic Landmark and should be treated as such. And not only should this site be protected but the mature trees and vegetation should in no way be adversely affected by ANY development on the 3414 Monroe Street site. Furthermore the easement rights of The Arbor House must be followed.

To do otherwise sets a very bad precedent going into the future.

The Dudgeon-Monroe Neighborhood is a wonderful neighborhood comprised of mainly single family homes with the wonderful street of shops and stores, Monroe Street, The Plough Inn and Arbor House Annex, and Wingra Lake. Your job should be to preserve and protect this area. High apartment buildings should not be allowed particularly fronting on Monroe Street. The area in question is already too congested with the proposed project making a poor situation even worse.

Please protect our neighborhood and our historic assest and vote NO to this project.

Thank you,
Amanda Kemnitz

From: Zellers, Ledell
To: Parks, Timothy; Stouder, Heather; Wendt, Jay;
cc: John Imes;
Subject: RE: Arbor House and DMNA oppose proposed building at 3414 Monroe St. - Plan Commission 4-20-15
Date: Friday, April 17, 2015 9:35:18 PM

Hello,

Could you be sure that the following/attached information is available to all Commissioners?

Thank you.
Ledell

Alder Ledell Zellers
608 417 9521

To subscribe to District 2 updates go to: <http://www.cityofmadison.com/council/district2/>

From: John Imes
Sent: Friday, April 17, 2015 12:19 PM
To: Zellers, Ledell
Subject: Arbor House and DMNA oppose proposed building at 3414 Monroe St. - Plan Commission 4-20-15

Hi Ledell -- hope you're well.... This is the written comment I provided Heather for the Commissioner packet (see below). You'll note I'm requesting that the Commission require the applicant to reduce the 20+ foot wide below-grade ramp width by at least 6 feet. This would be perfectly functional for a ramp serving so few cars. There are also straightforward hardware installations (sensors, keypads, mirrors, message indicator boards, etc.) to make this safe and convenient. Nevertheless, I expect we will hear much gnashing of teeth at a proposal to provide a narrower ramp, on purported safety grounds. There's precedence for this however, and I understand that Traffic Engineering has considered and approved ramp widths of 12 feet or less. An important point to note is that the entire pull-in and pull-out sequence for autos takes place entirely on private property, not into a public street. Moreover, there's multiple benefits... less mass, more setback and a more appropriate transition to the Landmark site, greater green space and bio retention area, mature tree and landscape protection to help screen and buffer the Landmark site, etc. Commercial space is reduced very little and an exit corridor would empty onto Monroe St. versus sensitive green space in the side setback.

Please let me know if you have any questions or would like to visit Arbor House and see the site first hand this weekend or another time that's convenient for you.

-- Best regards,
John

John Imes
[REDACTED] cell

Chair Opin -- As you know, the Plan Commission will consider the proposed building at 3414

Monroe St. on Monday, April 20th. Earlier this month, the Dudgeon Monroe Neighborhood Association (DMNA) Council voted overwhelmingly to oppose the proposed building due to its overall size, mass and inadequate side setback facing the Arbor House landmark site. This comes after two previous Landmarks Commission votes determined the proposed building is "... so large and visually intrusive as to adversely affect the historic character and integrity of the landmark site..." For more information on Landmarks Commission review of the project including public comments, please visit [here](#) and [here](#).

We oppose the current proposal because it does not develop this unique site in a way that is sensitive to the Arbor House landmark property and the overall natural character of the site. We have also raised specific concerns that the proposed development will infringe on existing rights we hold under an Easement Agreement -- rights we rely on to meet requirements agreed to in our PUD zoning text since 1994.

We encourage the Plan Commission to consider the following:

- The building as proposed would be about 20 percent larger than the previous version and about 30 percent bigger than the adjacent Parman Place.
- The building height would increase from 40 feet in the previous version to 52 feet and would loom over the Landmark site including the Arbor House Annex height of 24.5 feet.
- The number of apartments increases from 16 to 19 and the number of sleeping rooms from 24 to 32 -- a 33% increase.
- Several walk-out roof party terraces facing Arbor House would overlook guest rooms and the inn's sunroom and sauna area.
- The side-yard setback would remain at only six feet, meaning the excavation for this building will effectively extend to the property line and severely damage or kill the mature trees and screening vegetation along the Arbor House lot line. The ensuing root-structure cutting may also cause one or more trees to fall over onto the Arbor House Annex. -- See the report from Certified Arborist Steven Bassett that recommends any construction occur at least 10 feet away from the trees to ensure their survival.
- The current proposal also removes a bioswale and rain garden within the side-yard setback at the SE corner near Monroe Street and replaces it with a concrete patio, walkway, stairs and constructed footings that will negatively impact a Burr Oak tree and woodland garden on the Landmark site.

**Please read this letter from Bill Perkins, a neighbor and city planner that raises concerns about how the proposed building will jeopardize the financial viability of the Arbor House and threaten the Historic Landmark Plough Inn building.*

This proposed larger building comes after the Landmarks Commission voted that the previous smaller design was "...so large and visually intrusive as to adversely affect the historic character and integrity of the landmark site..." Minutes and discussion from the Landmarks Commission note several recommendations for appropriate revisions, including:

"...an increase in the side yard setbacks and the use of step-backs at upper floors..."

"... not appropriate adjacent to a landmark site...less square footage would make it less large..."

"...need for a wider set-back area between the proposed building and the landmark property to create more "breathing" space to protect mature trees that will help visually separate the project from the adjacent landmark site..."

"...suggested a more sensitive relationship to the site...the proposed building is mostly paved hard space which does not relate to the adjacent landmark site that has trees and green space and deeper setback in the context of the Arboretum..."

We hope the Plan Commission members will consider all the pertinent elements of the building design, parking requirements, and possible zoning exemptions to find the best ways to minimize impacts to the natural character of the Arbor House Landmark site. For example, if underground parking is a required element, the applicant should be required **to reduce the 20+ foot wide below-grade ramp width by at least 6 feet**. This would be perfectly functional for a ramp serving so few cars. There are also straightforward hardware installations (sensors, keypads, mirrors, message indicator boards, etc.) to make this safe and convenient. Auto turning radius would be acceptable and we understand that Traffic Engineering has considered and approved

ramp widths of 12 feet or less. An important point here is that the entire pull-in and pull-out sequence for autos takes place entirely on private property, not into a public street.

This change alone would set back the first floor mass another 6 feet facing the Landmark site (to a minimum of 12 feet and reduce second floor balcony depths to 3 feet) – *See the attached markups that show a reduced parking ramp width and in-building exit corridor and stair to the sidewalk on Monroe St. This configuration would provide a more appropriate setback and transition to the Landmark site, help preserve mature lot line trees and restore a proposed bioswale and rain garden to help buffer and provide visual screening at the SE corner along Monroe St.

Additional reductions in the overall building mass can be achieved by locating the building further back from Monroe St. as recommended in the Monroe Street Commercial District Plan or stepping back the 4th floor (5,300 square feet) facing the Landmark site and limiting this level to loft space for 3rd floor apartments along Glenway Street.

Finally, the effect of the proposed development on Arbor House rights under an Easement Agreement and PD zoning text are serious and complicated. It matters that we have followed through on what the neighborhood and residents wanted over 20 years ago, particularly when the Arbor House zoning text requires that **“...all further alterations involving the occupancy level and use of the establishment be treated as major alterations to be approved by the Plan Commission and Common Council...”** The applicant should be required to formally respond and explain the reasons why the proposed development will not impair existing parking rights under the Easement Agreement as well as the requirements in the Arbor House zoning text.

Given the proposed development will adversely affect the historic landmark setting and natural character of the Arbor House site, and given the applicant has not been responsive to expressed concerns about the overall size, mass, inadequate side setback and related issues; we respectfully request the Plan Commission to find that the conditional use standards cannot be met by the current development proposal and recommend that the applicant be required to take additional steps to reduce the overall size and massive scale of the building, increase the side-yard setback, and address the Easement Agreement and impacts to the Arbor House zoning text. We welcome your further consideration.

Sincerely,

John & Cathie Imes
Arbor House
3402 Monroe St.

On Mon, Oct 27, 2014 at 7:53 AM, John Imes

Here's more on the proposed redevelopment at 3414 Monroe St. including the attached photos and PDF -- currently scheduled for the Nov. 10th Plan Commission meeting. Please let me know if you would be interested in visiting the site and/or I would be more than happy to answer any questions you have. Thank you for your consideration on this.

-- Best regards,
John

John Imes
[redacted] cell

Greetings -- hope you saw Joe Tarr's story in this week's Isthmus: <http://www.isthmus.com/daily/article.php?article=43830> -- good reading!

I hope you'll agree that we can have increased density and urban infill development on Monroe St., but we should also have appropriate transitions to uses of residential character and building mass that respects the overall pattern of the street and preserves properties with historic value in the community...

*A reminder to please send comments before Nov. 10th for the Plan Commission to kcornwell@cityofmadison.com

*Please copy _____ and Alder Lucas Dailey district13@cityofmadison.com on any comments

Have a great weekend!

John

Greetings -- last night, in a remarkable reversal of its Oct. 6th unanimous decision, the Landmarks Commission determined that the proposed redevelopment at 3414 Monroe St. (corner of Monroe and Glenway) is "...so large and visually intrusive as to adversely affect the historic character and integrity of the adjoining Arbor House landmark site..." We want to thank each and every one of the Commissioners for their careful and insightful review and thoughtful reconsideration of the mixed-use project.

Among specific concerns expressed by Landmarks Commissioners to be considered by the Plan Commission on Nov. 10th. include:

- the overall mass and scale that is visually incompatible with the residential character of the landmark property
- the need for a wider set-back area between the proposed building and the landmark property to create more "breathing" space and to protect mature trees that will help visually separate the project from the adjacent landmark site
- the need to appropriately transition the building height on the side facing the landmark property to reduce its perceived scale and visual incompatibility
- the need to more sensitively transition the project, including at the rear of the proposed redevelopment where it abuts the landmark property

The Design Coalition architect's model showed Commissioners the

true mass and scale and relationship of the proposed 22,000+ sq. ft. building (larger than Parman Place) to the historic landmark site and we're pleased the Landmarks Commission has made strong recommendations for project modifications to be considered by the Plan Commission.

*For more information on the proposed project please visit: <http://www.dmnna.org/3414monroestreetupdates>

*For more on Arbor House including highlights over the last 20 years, please visit: <http://www.greenlodgingnews.com/arbor-house-celebrating-20-years-of-sustainability>

Please feel free to contact me if you have any questions and thank you again for your consideration.

-- Best regards,
John

John Imes

[REDACTED]
[REDACTED] cell

From: Donna Wilson
To: Stouder, Heather; Cornwell, Katherine;
cc: [REDACTED] Dailey, Lucas;
Sara Eskrich;
Subject: Proposed development of 3414 Monroe Street
Date: Friday, April 17, 2015 8:07:01 PM

Dear leaders,

I am writing because my husband and I are traveling next Monday and will be unable to attend the public hearing regarding the proposed development of 3414 Monroe street. However I wanted to register my deep concerns about the proposed development and its impact on the historic nature of our neighborhood. Monroe Street is part of a rich history for the city of Madison, starting out as the "suburbs" for the capital area with its trolley and the Ice Factory located on lake Wingra. In the early days the end of Monroe street in question was mostly farm land, the primary farm being the old Plough Inn which served as a stop for travelers as well as a place for social activities for local folks.


We were fortunate that the Imes have developed the Plough Inn as the Arbor House Bed and Breakfast with an environmental focus that reflects the values of the neighborhood, while at the same time retaining much of the historical value of this beautiful location. One need only look at the lovely old maple trees on the lawn of 3414 to sense the lovely historical environment that location represents.

The Monroe Street neighborhood has always been a close knit community proud of its history and keeping the old fashioned "neighborhood" feel where neighbors know each other and hang out on front steps on hot summer nights. I have lived in the neighborhood for nearly 40 years and served as a Block Captain in the Neighborhood Association most of that time. Businesses have always been part of Monroe street, but have been locally owned and reflect the "small town communal" nature of the whole street. Development can challenge the lovely and historical character of Monroe street, but for the most part developers have taken the neighborhood ethos seriously.

The redesigned plans for 3414 in my mind do not reflect either the character of values of the neighborhood. More importantly they visually destroy an important historic part of our neighborhood (The Arbor Inn). For these reasons I strongly oppose the current plans and ask that you take the beauty and historic values of Monroe Street into consideration as you discuss this proposal.

Thank you for your consideration,

Donna Wilson

 Sheldon Street
Madison, WI, 53711

From: Zoe Nova
To: Stouder, Heather;
Subject: 3414 Monroe Street
Date: Friday, April 17, 2015 2:28:12 PM

Do the planners not drive the streets of Madison to see what havoc they create? It used to be that Monroe St was just a traffic nightmare during rush hour(). Then, you allowed construction of Parman Place and now the intersection of Glenway and Monroe is snarled well into the night with both restaurant diners and friends of the apartment tenants who park all over the place---including in the block immediately adjacent to 3414 Monroe. Now you want to put up a 4-story apartment building with mixed commercial use. Granted there may be tenant parking included in the plan, but each one of those apartment dwellers has guests parking on the street, just as they do at Parman Place. City "planning" in Madison is a joke. The bottom line--just as it was for Tyberius Terrace--is increasing the bottom line for city and not the quality of neighborhoods.

From: John Imes
To: bradley cantrell; erics@cows.org; Ken Opin; Zellers, Ledell;
maurice sheppard; Melissa Berger; hiwayman@chorus.net; Heifetz, Michael;
Resnick, Scott; King, J Steven; tonyalhn@aol.com;
cc: Stouder, Heather; arborhouse@tds.net; Jack Imes;
Subject: 3414 Monroe St. Response to Applicant on Size Comparison to Parman Place
Date: Monday, April 20, 2015 8:33:07 AM

Chair Opin - I'm writing in response to the applicant's (Patrick Corcoran) 4/17/15 email to current Alder Lucas Dailey and incoming Alder Sara Eskrich; the DMNA President, Vice President and Zoning Committee Chair; and Heather Stouder from city staff. The email claims that the proposed building is only 10% larger than the adjacent Parman Place. Please note the following as you evaluate the claim:

- In determining the proposed building is "about 30% larger than Parman Place", we compared the Letter of Intent for each project: 19,624 sq.ft. for Parman Place and 25,758 sq.ft. for "The Glen". The 6,134 sq.ft. difference = 31.25% larger.
- The DMNA Zoning Committee has also completed an extensive analysis ([available here](#)) of the recent mixed use projects on Monroe St. The analysis shows the proposed building is 26.4% or 28% or 32.2% larger than Parman Place depending on whether covered parking or underground parking is included. The 28% larger result includes covered, first floor parking but not underground parking and likely best represents the visual mass of the building.
- The size comparison analysis was presented by DMNA at the March 2nd Landmarks Commission meeting and is included in the official Legistar file. To date, the "about 30% larger than Parman Place" has not been challenged or refuted in presentations by the applicant to the Landmarks Commission or the Urban Design Commission or in any submittal to the official file.
- Patrick also mentioned the 63 Dwelling Units /acre ratio for the proposed building. For comparison, this is over 13 times the DU/acre ratio for the adjacent Arbor House Landmark property.
- According to the staff report, the 4th floor for the proposed building is over 12 times the square footage of the 4th level at Parman Place (5,300 sq. ft. versus 437 sq. ft.) In short, the applicant's claim that the proposed building is only slightly larger than Parman Place is incorrect, misleading and disregards the hard work and analysis performed by DMNA Committee members.
- Staff should correct the "10% greater in gross square footage" mention on page 7 of the Staff Report and explain the discrepancy to Commissioners so they can be reliably informed.

In sum, the applicant's drawings and presentation materials clearly demonstrate that the proposed building is not only greatly oversized, but also insensitive to the Arbor House Landmark property and the overall natural character of the block. The proposal also fails to respond to the specific concerns of Landmarks Commissioners, the DMNA, and the overwhelming opposition to the project expressed in email correspondence, written statements and testimony by neighborhood residents.

We recommend that the Commission find that the conditional use standards cannot be met by the current development proposal and the applicant be required to take additional steps to:

- Reduce the overall size and massive scale of the building
- Increase the side-yard setback facing Arbor House to a minimum of 12 feet
- Implement specific measures to protect mature trees and vegetation along the Arbor House lot line to ensure visual separation of the proposed building from the adjacent Landmark site
- Restore and expand a bioswale and rain garden area within the side-yard setback facing Arbor House and at the SE corner near Monroe Street by removing the proposed concrete patio, walkway, stairs and constructed footings that will negatively affect a Burr Oak tree and woodland garden located along the Arbor House lot line.
- Address the Easement Agreement with Arbor House and impacts to the Arbor House PD zoning text.

Please post this correspondence to the official file and add it to the materials for Plan Commissioner review. Thank you very much for your consideration.

John & Cathie Imes
Arbor House
3402 Monroe St.

From: Kathryn Miller
To: Stouder, Heather;
Subject: 3414 Monroe St Development
Date: Monday, April 20, 2015 10:00:50 AM

Hi Heather,

My name is Kathryn Miller. I live at S Prospect Avenue off of Monroe St in Madison.

In regard to the proposed project for 3414 Monroe St; I was at first skeptical about the project across the street (the Gates and Brovie site) As it turns out the development has had a very positive influence on our neighborhood and on Monroe St. It seems to me it is now time to use the space across the street as effectively.

Thank you,

Kathryn Miller
Sent from my iPhone

From: Zoe Nova
To: Stouder, Heather;
Subject: RE: 3414 Monroe Street
Date: Monday, April 20, 2015 11:20:25 AM

Yes, please add the comments. That is a horribly crowded and dangerous intersection to begin with. Cramming more residents, commerce and need for parking into an already limited space is irresponsible. Also, that is an intersection that has a fair amount of school foot traffic--without a crossing guard. The guard is further up at the fork of Monroe to Odana/Nakoma.

Adding more traffic to that area is a disaster waiting to happen. Eastbound is always backed up already with vehicles attempting to turn up Glenway. Glenway is an awful road from the intersection with Monroe to Tokay. It is narrow, winding, poorly plowed in the winter, plus there is extra bicycle traffic with bikes accessing or exiting the bike trail OR backing up traffic in both directions crossing Glenway.

If anything, the city should be looking for a means to make that intersection safer and less congested instead of looking for a quick opportunity to generate more tax revenues by infilling.

I suggest that you plop someone down at that intersection for 24-48 hours continuous to watch what goes on. We have found that the city makes very permanent decisions based on the easiest information available--and without talking to the residents in the area who have to live with the decisions. Case in point, several years ago, the city was going to eliminate parking on the south side of Odana along the gold course. Their rationale was that according to aerial photos, no one ever parked there. Duh, they did not take the aerials at night or when there was a major event (like cross country or a golf tournament at the golf course). There was also no regard for the need for alternate street parking at night either. Odana is now a defacto park and ride near all the bus stops.

The parking ban eventually was eliminated, but they installed islands which have done nothing to slow traffic. It has succeeded in turning Odana into a slalom course for drunks who have difficulty maneuvering around them thus wiping out parked vehicles and even the front of a house (4600 block of Odana). Odana is posted for 30 mph, but the average speed is now 40-45.

Zoe

From: HStouder@cityofmadison.com
To: [REDACTED]
Subject: RE: 3414 Monroe Street
Date: Fri, 17 Apr 2015 19:50:52 +0000

Thank you, Zoe, for your comments. Would you like for me to copy and distribute these to the Plan Commission prior to their consideration of this request next Monday evening? They'll be carefully weighing this proposal, and will need to make a finding as to whether it meets the standards for approval for the demolition and conditional use requests.

Best-

Heather

Heather Stouder, AICP

Planner, Planning Division
City of Madison Department of Planning &
Community & Economic Development
P: 608-266-5974
F: 608-267-8739
hstouder@cityofmadison.com

Madison Municipal Building, Ste. LL-100
215 Martin Luther King, Jr. Blvd.
PO Box 2985
Madison, Wisconsin 53701-2985

From: Zoe Nova [REDACTED]
Sent: Friday, April 17, 2015 2:28 PM
To: Stouder, Heather
Subject: 3414 Monroe Street

Do the planners not drive the streets of Madison to see what havoc the create? It used to be that Monroe St was just a traffic nightmare during rush hour(). Then, you allowed construction of Parman Place and now the intersection of Glenway and Monroe is snarled well into the night with both

restaurant diners and friends of the apartment tenants who park all over the place---including in the block immediately adjacent to 3414 Monroe. Now you want to put up a 4-story apartment building with mixed commercial use. Granted there may be tenant parking included in the plan, but each one of those apartment dwellers has guests parking on the street, just as they do at Parman Place. City "planning" in Madison is a joke. The bottom line--just as it was for Tyberius Terrace--is increasing the bottom line for city and not the quality of neighborhoods.

From: John Imes
To: Stouder, Heather;
Subject: Fwd: Proposed Redevelopment of 3414 Monroe Street
Date: Monday, April 20, 2015 11:49:23 AM

Hi Heather -- this neighbor letter was sent to Katherine Cornwell and Lucas...from Bill Perkins on Copeland. I also forwarded the letter to Sara Eskrich.

-- Best, John

From: Bill Perkins [REDACTED]
Subject: **Proposed Redevelopment of 3414 Monroe Street**
Date: April 20, 2015 at 10:01:55 AM CDT
To: Katherine Cornwell <kcornwell@cityofmadison.com>
Cc: John Imes [REDACTED] Alder Lucas Dailey
<district13@cityofmadison.com>

From: William Perkins
To: Katherine Cornwell
Subject: 3414 Monroe Street Date:
Monday, April 20, 2015

Dear Ms. Cornwell:

On October 6, 2014, I wrote the following letter to Ms. Amy Scanlon for submittal to the Landmarks Commission:

"I am writing to express my very serious concern about the design of the building proposed for 3414 Monroe Street, next door to the Plough Inn and Arbor House. I hope you will pass on my concerns to the Plan Commission.

My wife and I live around the corner from the proposed building and basically across the street from the Plough Inn. I am also a city planner, and have been involved for more than 40 years with affordable housing and neighborhood revitalization in Madison, across Wisconsin and nationally.

As Cathie Imes, co-owner of Arbor House and the Plough Inn has said, their property was developed 20 years ago with

intense scrutiny from the City and the neighborhood, but in a spirit of cooperation. My wife and I supported the construction of a 3,500 annex and family residence on the grounds of the Plough Inn because we wanted very much for that historic building not just to be preserved, but to thrive. We had watched two different previous owners struggle with the economics of preserving an historic inn. Changing the financial dynamics was essential, without relying on the ability and willingness of a wealthy individual or institution to preserve the Plough Inn regardless of the cost. I believe that building the annex and family residence was a creative way to solve that problem. Even though it increased the density on the site, we were convinced that the only realistic way to support preservation of the historic inn was to increase the scale of the space on the site so that income from the annex would be available. That decision was not without controversy in the neighborhood, but we believe that preservation of the Plough Inn was important to the neighborhood. I still believe that.

I am also a proponent of reinvestment and higher density on urban infill sites, as an alternative to urban sprawl. My wife and I were early supporters of Parman Place, across the street from 3414 Monroe Street, and I am proud that we were. I believe that sites on Monroe Street are capable of supporting higher density, especially across the street from the UW Arboretum. At the same time, I do not want to see Monroe Street turn into a high-speed traffic corridor heavily used by commuters from outlying areas. I believe that redevelopment of under-built parcels along Monroe Street can help prevent that unwanted outcome.

Notwithstanding my support for high-density redevelopment along Monroe Street, I believe that 3414 Monroe Street is in a unique situation. The proposed building is too large for its site, and would be only six feet from the Arbor House. I believe that jeopardizing the viability of the annex threatens the Plough Inn, and I think that redevelopment of 3414 Monroe Street—if it is allowed at all, and if the City is convinced that redevelopment is in the best interests of the neighborhood and the city as a whole—must respect the

important role that the Arbor House and the Plough Inn play in our neighborhood.

I don't believe that redevelopment of 3414 Monroe Street can be justified simply because it maximizes the value of the property. If 3414 Monroe Street is to be redeveloped, I believe it should be carried out with an appropriate transition between a higher-intensity use and the adjacent lower density residential areas. It should also incorporate a "step-back" on the building at the the side yard the adjoins the Arbor House, and transitions the height of the building adjacent to the residential use. I also believe the redevelopment, if it is to take place, must also be consistent with the City's Comprehensive Plan, the neighborhood plan and the Monroe Street Commercial District Plan.

This issue should not be seen as a choice between the financial interests of Cathie and John Imes and the owner of 3414 Monroe Street. It should be decided in the best interests of the neighborhood and the city. I believe those interests are intimately connected with the preservation of the Plough Inn and the ability of the rest of the Arbor House property to support that objective."

All of what I wrote in October 2014 is still true, and my concerns are even greater based on the current proposal. I am writing today to reiterate my opposition to the current proposal for redevelopment of 3414 Monroe Street, and I urge the Plan Commission to reject it. The current proposal is for an even larger building than was proposed in 2014, and the proposed building has even greater negative impacts on the viability of the Arbor House and the immediately surrounding neighborhood. I am somewhat mystified that the current proposal is for a larger building when the Landmarks Commission said, in its comments on the previous smaller building: "...so large and visually intrusive as to adversely affect the historic character and integrity of the landmark site...," and after the Dudgeon Monroe Neighborhood Association (DMNA) Council voted overwhelmingly to oppose the proposed building due to its overall size, mass and

inadequate side setback facing the Arbor House landmark site.

Thank you for your consideration. I hope the Plan Commission will make its decision based on the best interests of our neighborhood and the City of Madison, and require the developer of 3414 Monroe Street to pursue a building design that respects those interests.

Bill Perkins

bp

Bill Perkins
Community Building Consulting, LLC

██████████ Copeland Street

Madison WI 53711

████████████████████

██

Dear Planning Commission,

The building currently proposed for the 3414 Monroe property is too large for the site and the neighborhood.

Although responsive to selected concerns, the second design iteration still emphasizes rentable square footage over respect for the site itself, its historic neighbor, or the natural surroundings that make the site valuable in the first place. Approval will represent a lost opportunity for a unique property with an amazing view in a prominent location in a unique neighborhood. Valid neighborhood concerns over traffic and parking resulted in a promise by the developer to rent the ground floor to professional services only. Such tenants would attract fewer cars than the popular restaurant next door, but also yield few of the broad positive benefits provided to the immediate neighborhood by *Gates and Brovi* and other walkable destinations in the tiny "Glenway Node".

Although the developer was not given much affirmative guidance from area residents (mostly vocal negative feedback because of the scale), the fact remains that this proposal would place the tallest building in a radius of 1.2 miles next to one of the most historic and environmentally-oriented sites in Madison. With design scaled back (e.g. by 20-30%), the developer would end up with a more attractive and possibly more functional property that fits into the natural surroundings instead of shadowing and dominating them. Below are more reasons that the "fill-the-lot" style of the current proposal is incompatible with the surroundings.

Setback from Monroe Street

The present Kaiser and Erdman building on the site respects the surroundings partly because of a generous setback from Monroe. The *Monroe Street Commercial District Plan* (page 71) specifically recommends that any future development on this parcel should follow the same build-to line as the (Arbor House) property, which it also describes as "exactly the type of establishment that this node should encourage". Going east down Monroe Street, *all buildings* (on both sides of Monroe) are 10-30 feet from the sidewalk until the "Commonwealth commercial node" about a half mile away. This setback enables the desirable tree-lined nature of Monroe in this "Arboretum segment". Honoring this setback average from Monroe would give a fighting chance to the Arbor House's front trees and natural gardens. It could also open the possibility for an outdoor gathering space for tenants or limited seating for a small neighborhood café. The new proposal has very little setback from the Monroe Street sidewalk. Aside from killing three important trees and shadowing the Arbor house structures and garden, the proposed building would substantially block visibility into the busy Glenway-Monroe intersection.

Loss of Leopold legacy trees and room for replacement trees

The three large maples along the Monroe Street sidewalk are "Leopold Research Trees". According to UW Arboretum staff, the blooming time of these specific trees has been recorded annually for decades. Such *phenological* record-keeping was pioneered by Aldo Leopold in the 1930s and 1940s and has aided human understanding of climate change effects, among other things. This landmark grouping of maples is sited along Leopold's walking route to work at the Arboretum, making it quite possible that they were selected as specimens by the famous conservationist himself. Overhead power lines were recently buried along Monroe here, providing new room to branch out for these or future trees.

Obliterating hundreds of existing tree-years is bad enough, but making it impossible for any trees of any species to ever grow on that corner again is inconsistent with the upcoming reconstruction of Monroe as a "Green Street" and the *Intent and Purposes* of Madison's revised zoning code as defined in section 28.002 parts (a), (d), (f), (g), (h), (i), (j), (l), (m), (p), and (r). Trees on this SE exposure would provide energy savings, screening and birdsong to a more harmoniously-designed mixed-use building on the 3414 site.

With the historic property and established gardens next door, if there is any place in Madison where height of a new building should be reined in and/or the recommended setback adhered to, this is it.

Reduced carrying capacity of the "Glenway Node" compared to other commercial districts

The neighborhood of the proposed development has very different characteristics than the other commercial districts on Monroe or elsewhere in the city, including the urban settings of properties used as comparisons in the *Planning Division Staff Report* for this project (page 5). These are significant differences, but they are not obvious unless one spends some time walking around each neighborhood.

This "Arboretum end" of Monroe Street only has buildings and streets on one side, and is therefore at least twice as vulnerable to issues of traffic flow, parking, and population increases as the other commercial regions (0.5 miles and 1.2 miles away) on Monroe Street. While most mixed-used developments in the city have a grid of adjacent streets and even alleys (e.g. behind the Empire Bldg.) to support regular traffic and deliveries, these typical urban features are absent at the 3414 Monroe site.

The 3414 site does not even benefit from the type of rear side-street access afforded to Parman Place by Wyota Avenue. The next parallel streets 1&2 blocks up from Monroe (Cross and Gregory Streets) are also discontinuous at Glenway, limiting opportunities for traffic circulation. Parking on Wyota and other nearby streets is now regularly saturated due to the recent Parman Place development. While many people live near more urban commercial districts without even owning a vehicle (e.g. near the Monroe-Regent Node), virtually nobody currently lives in or visits the Glenway-area businesses or neighborhoods without using a car.

Habitat impacts

In contrast to other commercial districts on Monroe, the "Glenway Node" is an isolated group of (six) businesses in an area that is otherwise entirely residential and nature conservancy. The unique neighborhoods on both sides of Glenway have no sidewalks, a feature that substantially preserved the oak savanna remnant that still covers the hillside in this region and continues down to the shores of Lake Wingra. This can best be appreciated by a walk down Glenway or Copeland Street. The modest houses in the area were built respectfully amongst 100-200 year-old oaks on relatively high-density 40 foot lots. These neighborhoods are an extension of the arboretum habitat and a wildlife corridor into the 4-mile long greenspace of the South West Bike-Pedestrian Path. A variety of mammals, raptors, songbirds, insects and amphibians (including a colony of tree frogs) also share the habitat on the gentle slope above this section of Monroe.

The immediate impacts of extra-height, lot-filling development in this area are loss of trees and green space. New noise sources and light pollution as well as a substantial new point-source plume of combustion exhaust are also certain consequences of nearly doubling the population of the block. In the long term, future oversized developments that could easily metastasize from this sky-blocking, lot-filling example would further threaten the neighborhood's pedestrian-friendly natural character and sensitive habitat.

Impacts on springs that feed Lake Wingra.

Pumping was required 24/7 during Parman Place construction. Spring flow was observed to be affected along with other unexpected issues. More info is here: [lake-wingra-springs-threatened](#)

This project is not "infill"

Though used as justification for high-density developments, the term "infill" hardly applies to this property because there is no contiguous commercial "urban fabric" that would be "filled in" by this development. There are quality apartments, residences, parks and conservancy areas for the next half mile down Monroe towards the city. Pedestrian interaction with the next-closest commercial nodes in the area is minimal, and almost non-existent in the colder months.

Thanks and
Regards,
Perry Sandstrom
Gregory St- Briar Hill Section

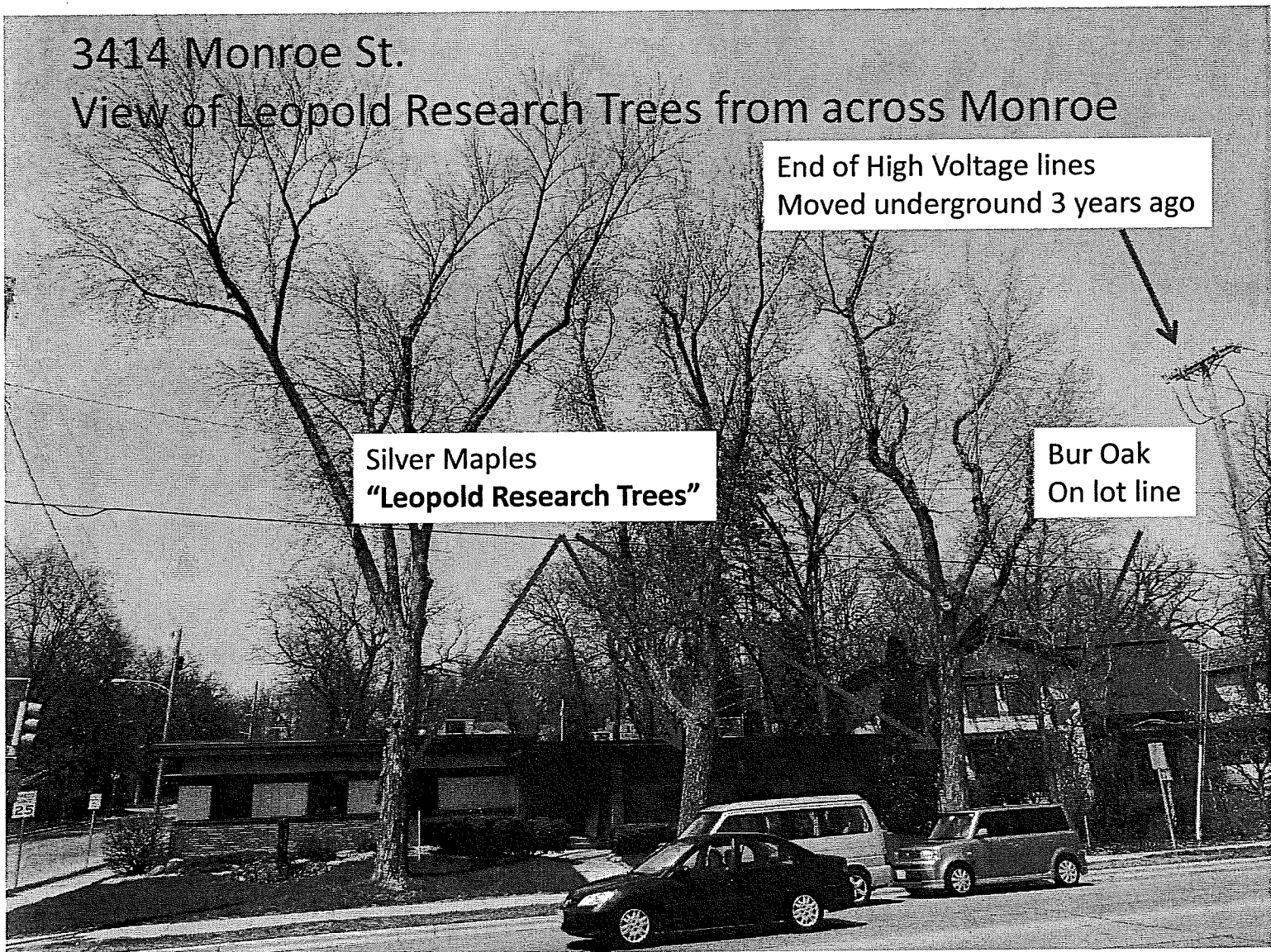
3414 Monroe St.

View of Leopold Research Trees from across Monroe

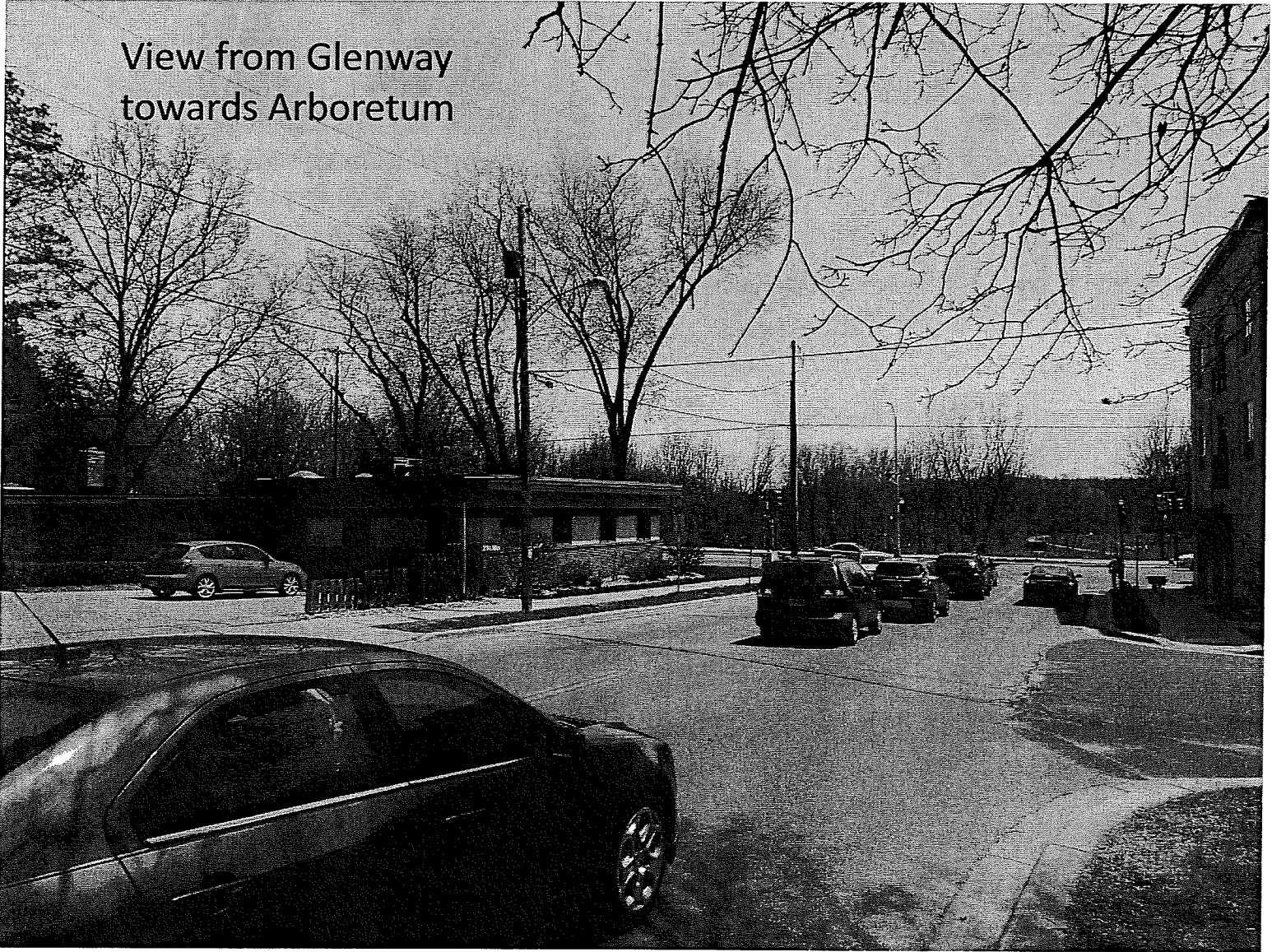
End of High Voltage lines
Moved underground 3 years ago

Silver Maples
"Leopold Research Trees"

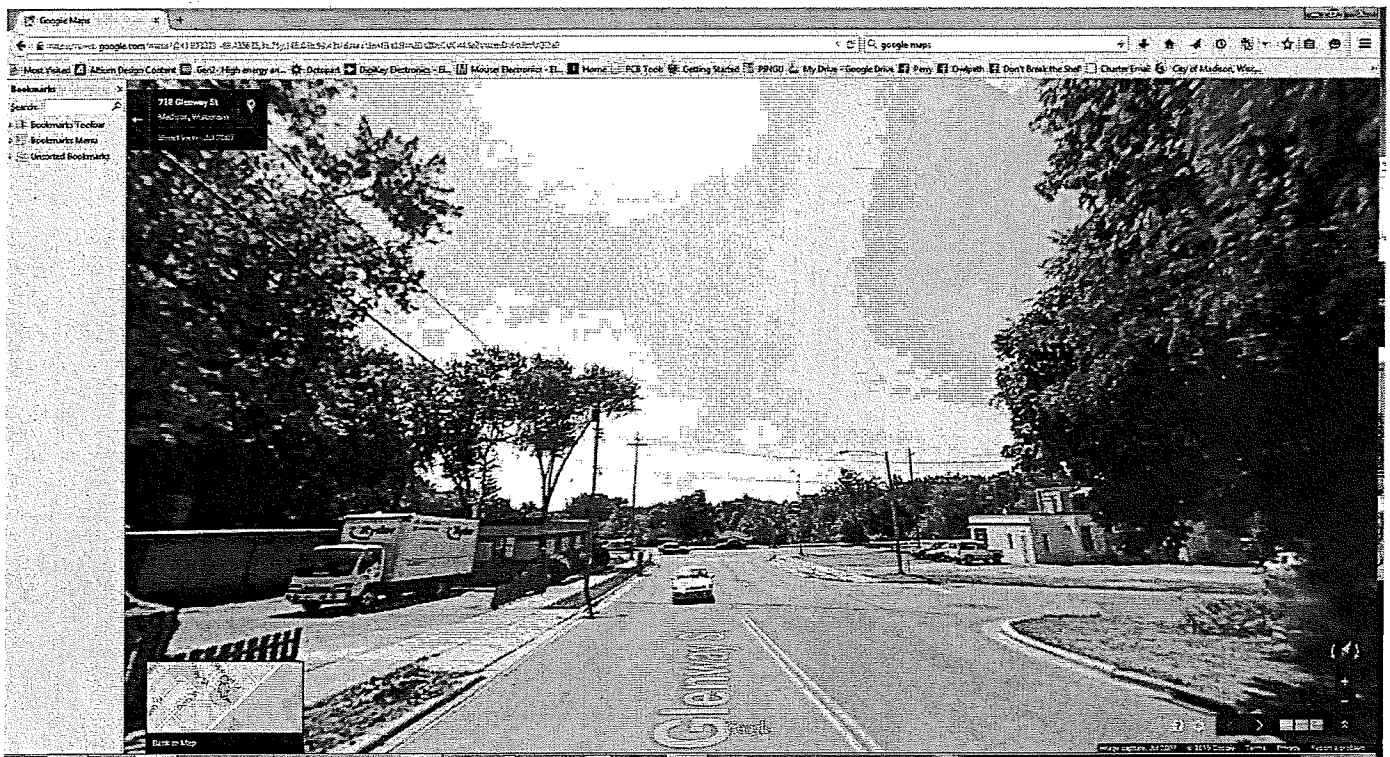
Bur Oak
On lot line



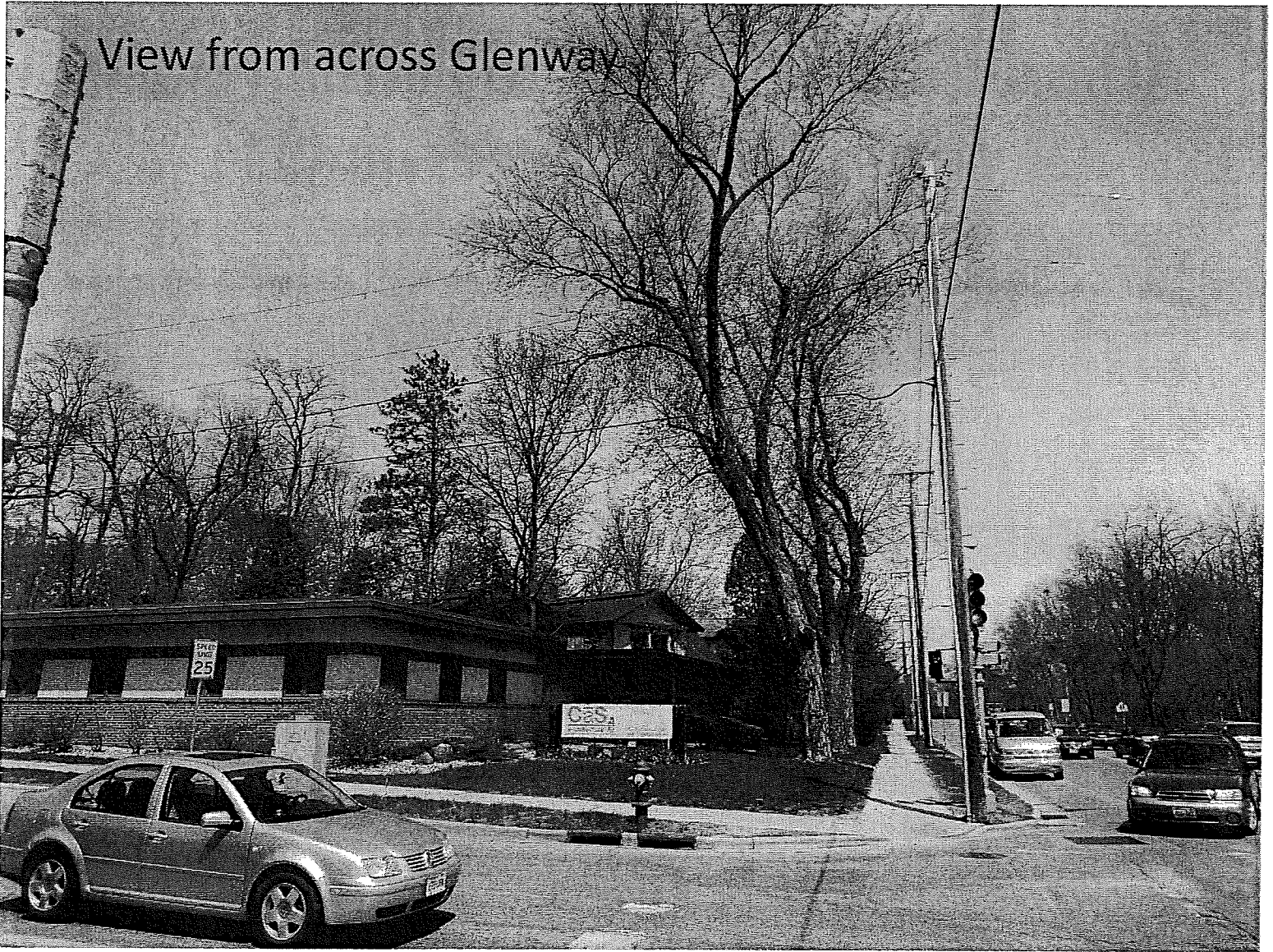
View from Glenway
towards Arboretum



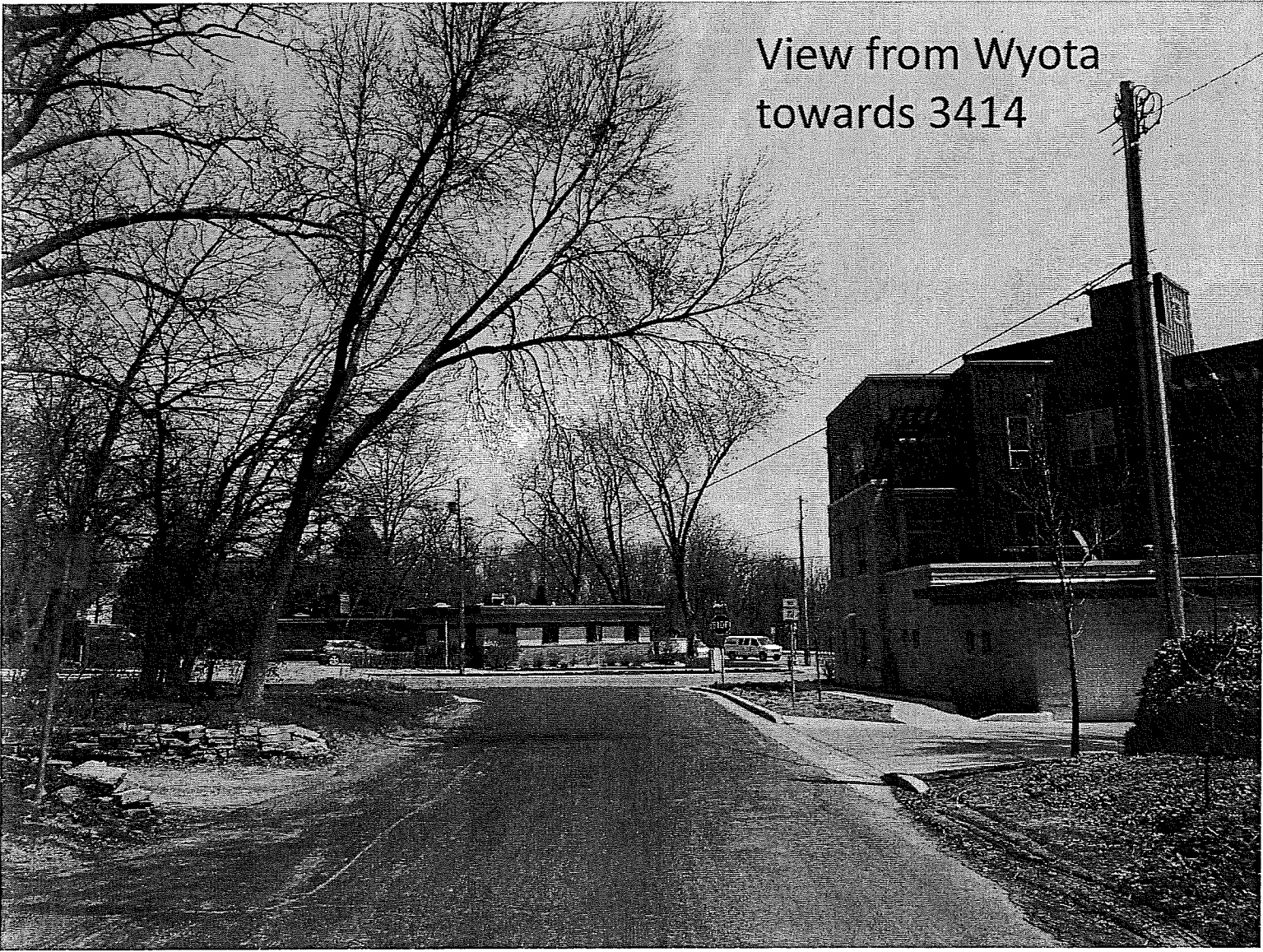
Arboretum View prior to Parman Place (from Google Streetview)

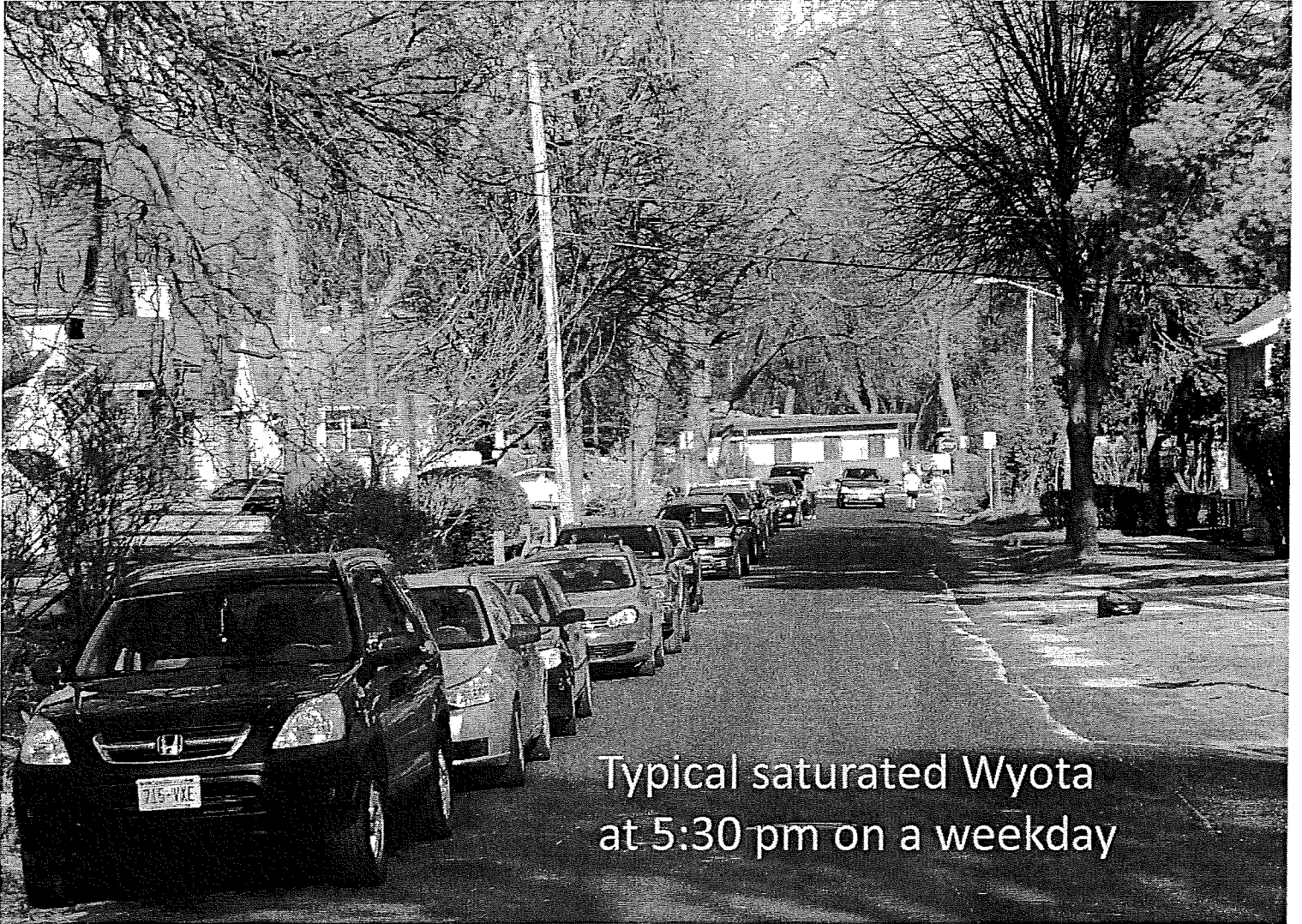


View from across Glenway



View from Wyota
towards 3414





Typical saturated Wyota
at 5:30 pm on a weekday

From: Al & Aileen Nettleton
Sent: Monday, April 20, 2015 12:23 PM
To: Parks, Timothy
Cc: Dailey, Lucas; Lucas Dailey; patrickproperties
Subject: Statement for Plan Commission re 3414 Monroe St

Re: Item 15, File #37586, 3414 Monroe Street

I recommend the Plan Commission approve a demolition permit and conditional use for the building being proposed by Patrick Properties at 3414 Monroe Street.

The proposal for this mixed-use building is consistent with the objectives of the Traditional Shopping Street zoning designation and consistent with those established in the Monroe Street Commercial District Plan. It also does not exceed standards for the Plan Commission granting conditional use permission, per staff analysis.

The developer initially presented a design that would not have required a conditional use permit. But strong neighborhood feedback about parking and set-backs has resulted in a proposed building with underground parking and upper floor step-backs on all sides. The resulting plan is both taller and encloses a larger square footage as a consequence and does now require conditional use permission.

I am intimately familiar with the discussions and debates that have occurred about this project among neighbors in the Dudgeon Monroe area during the past year. I disagree with the position taken by the neighborhood association to oppose this project.

Finally, I do not believe that height or size of the proposed design for the new building would adversely impact the historic Plough Inn building, which is at least seventy feet from the joint property line with 3414 Monroe. That distance, which includes the 1994 "annex" building and the Arbor Inn's excellent landscaping, provides a more than sufficient buffer between the historic building and any adjacent development.

Al Nettleton

■ Sheldon Street

Madison WI 53711

■

■

[Redacted]

[Redacted]

From: Ken Opin [mailto:kenopin@ameritech.net]
Sent: Monday, April 20, 2015 2:11 PM
To: Parks, Timothy; Firchow, Kevin; Cornwell, Katherine; Erdman, Natalie
Subject: Fwd: Plan Comm. Mtg-April 20th-7202 Mineral Point Rd

FYI

Begin forwarded message:

Date: April 20, 2015 at 11:50:31 AM CDT
From: Janet F Hirsch <[Redacted]>
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

Subject: Plan Comm. Mtg-April 20th-7202 Mineral Point Rd

As a long-time resident living two blocks away from this location, I would like you to understand my concerns about a proposed drive-through at 7202 Mineral Point Road. This item is on the agenda for your April 20th meeting.

1. I am greatly concerned about the additional vehicle traffic that will be generated in this block between Gammon Road and Westfield. If approved, this restaurant would be the only drive-through facility that has direct access to and from a major artery in this area. All of the neighboring "grab and go" restaurants are accessed from within a larger parking lot or from a secondary street...Chick-Fil-A, Jason's Deli, McDonald's, Starbuck's.

Increasing the traffic entering and leaving this location will do nothing to



