

**Vaughn, Jessica**

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**From:** Stouder, Heather  
**Sent:** Monday, April 24, 2017 1:55 PM  
**To:** Wells, Chris; Parks, Timothy; Firchow, Kevin; Vaughn, Jessica  
**Subject:** FW: Drive-Up Window on Monroe St.

Please make sure this is in the group of late items for PC this evening. Thanks!

Heather

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**From:** Mitchell Nussbaum [mailto:████████████████████]  
**Sent:** Monday, April 24, 2017 10:52 AM  
**To:** Stouder, Heather  
**Subject:** Drive-Up Window on Monroe St.

Dear Heather Stouder,

I am writing in regards to the proposal for a Drive-up window at 1602-1609 Monroe St. This is on today's meeting agenda, #46282. In opposition to it.

I live on Madison St. - 1615. There are several families with small children on this block, as well as a daycare. The traffic from the drive-up would endanger them. There are also children in the neighborhood who walk to Randall and West High. And there is a school bus stop at the corner of Oakland and Jefferson, a block from the proposed drive-up.

The proposed drive-up would be a block from the very busy intersection of Regent and Monroe St. And there is traffic from the hotelRed, and for the restaurants on the 1500 block of Monroe. And then there are football Saturdays, with 80,000 fans in the neighborhood, driving, parking, walking.

The proposal to send traffic from the window down the alley would not be good. There are children living on the alley, and many UW students. Garfield St. is bad during the winter - it is on a hill and cars often get stuck there. Plus we already have a problem with cars running the stop sign at Garfield and Madison.

I hope the drive-up window is denied.

Thank you,  
Sincerely,  
Genie Ogdan

To Kevin Firchow Planning Division, Sara Eskrich, District 13 Alderperson  
Re: 1603- 1609 Monroe Street , Conditional Use application

1. While Associated Bank could be a good addition to the 1603 Monroe St Building complex, more details and information need to be answered before an approval about the bank and corresponding ATM / drive-up underground teller and how this impacts the neighborhood. This has long term implications particularly for residents on Madison St. . Here are some of my concerns.

A) What are the long-term effects on the neighborhood ? (eg Parking demands, Home values?) How much encroachment into the neighborhood do we want?

B. Does an ATM / banking drive-thru with entrance or exit on alleyway set a precedence for use of alleys? What has been the usage of the alley? While other businesses on Monroe St. may use the alley, it seems to be delivery related, or workers parking which is primarily daytime usage. The ATM is not just a 9-5 business, it is open at all hours. Will UW & Edgewood college students be driving in and out to get beer money in the late hours (particularly Wed –Sat) or will the entrance be closed off at closing?. Usage may not just be bank clients during the day (as presented at the Vilas Neighborhood meeting)

C. Traffic patterns for that area / intersection are a safety concern for pedestrians, bikers, and other auto drivers. . This is an area of high pedestrian, bike and auto traffic which places more demands and safety concerns on an already compromised sidewalk and intersection area – think of people walking back and forth to work at the university, students attending classes, moving days at the beginning of the semester and end of month moves, patrons to Mickeys and New Orleans take out restaurants, attendees to football games, UW volleyball games ( nights) and High school football tournament etc Many of these events include families with small children.

Now, add visitors diving in the area that are not familiar with the roads often are not paying attention, they often slow down, pull over without signals, look out their windows at street signs and parking options . D flow of traffic into Alley as exit rather than entrance

Thus, any increase of traffic to the area places others at risk whether walking, biking, or even driving.

D. If an underground ATM/ Teller is approved for the location - I agree with Traffic Engineer, Eric Halvorson, who made recommendations in the recent recommendation section of the revised Conditional use report for 4-24-17 that the flow of traffic with entrance at Alley and the exit on Oakland street would be more appropriate for the area.

"The applicant shall reverse traffic so all vehicles enter off the alley and exit onto Oakland Avenue. This will limit negative internal circulation issues, ensure there will not be a time vehicle queuing will back onto Oakland Avenue and address vision issues of vehicles exiting onto the alley."

2. Lastly, and equally important is the fact the meeting for Vilas neighborhood and developers was on 3/2017. This was conveniently the the first day of UW spring break when many families were travelling. While the Project coordinator /realtor had met the technical requirement of having a meeting – attendance by local home owners was very minimal (minimal). These are the ones who would be directly affected. Hence, the project topic was not the sole focus of the VNA meeting and it also seemed to be presented and sold to residents in a manner of – "this is what we want" rather than an unbiased open discussion. Also on the agenda was the more immediate "Hotel Red' expansion request which Planning commission addressed earlier this month.. This past Saturday, I spoke with several residents on Madison st. who were aware of the project, but had no idea about the underground thru-way

Regards,

Eileen H Thompson ; 311 Campbell St. since 1993

(I Walk and run from Campbell St on a Daily basis - 3 blocks on Oakland street, to Monroe St to use UW's Recreational facilities at various hours of the day. I also drive in and out of the neighborhood with busy West high school students).

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April 24, 2017

To: City of Madison, Plan Commission Members

From: Julia Kerr, 1626 Madison Street

Re: Conditional Use Permit at 1603-1609 Monroe Street, Agenda Item #12

I am sorry to cannot be with you in person. Tonight you are being asked to apply the conditional use standard to allow for a bank drive-thru at 1903-09 Monroe Street. It is my understanding that at the request of Alder Eskrich, you will be presented with a slight modification to the plan in your advance packet.

Like the plan in your packet, the modified plan provides for drive-thru ingress from Oakland with an exit into the alley with the only change being a slight realignment of the exit lane to discourage right-hand turns. Turning left will take drivers directly out on to Oakland Avenue. The developer made this change after a neighborhood meeting in response to concerns that allowing right turns would result in the alley behind our houses becoming a through traffic route.

I understand that Traffic Engineering would also like you to consider a plan providing ingress off the alley and exit back onto Oakland. This plan is not preferred by the owner nor his tenant and has not been discussed with neighbors. While the staff report notes that Traffic Engineering has concerns about the preferred option, they have not stated that they believe the conditional use standard cannot be met, but would like the committee to discuss the merits of both.

I would ask the committee to apply the conditional use standard to the preferred plan that will be before you. I hope, like the staff report you will conclude that the standard can be met.

Thank you for your time and service to the City of Madison.

## Firchow, Kevin

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**From:** Eskrich, Sara  
**Sent:** Sunday, April 23, 2017 8:50 PM  
**To:** Firchow, Kevin; Stouder, Heather  
**Subject:** Item 12

Dear Members of the Plan Commission -

Please accept this email *in support* of the proposed conditional use at 1603-09 Monroe Street. We held a couple neighborhood meetings in conjunction with the Vilas Neighborhood Association to review this proposal. Resident concerns centered around potential traffic increases and routing down the alley. I appreciate and want to recognize the work done by traffic engineering and the developer to alleviate these traffic concerns.

I believe this proposed tenant will be a stable and continue to be a long-term contributor to the neighborhood at this new location. The drive-thru conditional use is mitigated in impact due to the nature of the location. Further, there is declining use of drive-thru bank servicing, so I believe the impact on abutting neighbors will be minimal with this tenant (particularly compared to other potential uses like restaurants).

Thank you in advance for your review of this proposal and I apologize for the late sending of this email. Feel free to reach-out directly if you have any questions, as I have a conflict during your meeting tomorrow evening.

Best,  
Sara

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Sara Eskrich  
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## Firchow, Kevin

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**From:** Eskrich, Sara  
**Sent:** Sunday, April 23, 2017 9:22 PM  
**To:** Brad Cantrell; Firchow, Kevin; Stouder, Heather  
**Subject:** Re: Item 12

Thanks, Brad. I am comfortable with both proposals. The neighbors were comfortable with the bank's solution, should there be significant curving/barriers at the building exit onto the alley to route traffic back onto Oakland.

Sara

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Sara Eskrich  
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**From:** Brad Cantrell <[bacantrell@charter.net](mailto:bacantrell@charter.net)>  
**Sent:** Sunday, April 23, 2017 8:55 PM  
**To:** Eskrich, Sara; Firchow, Kevin; Stouder, Heather  
**Subject:** Re: Item 12

Alder Eskrich,

Are you supportive of the traffic engineer's traffic flow solution are do you prefer to banks solution?

Thanks for your input. It is always appreciated.

Brad Cantrell

**From:** Eskrich, Sara  
**Sent:** Sunday, April 23, 2017 8:49 PM  
**To:** Firchow, Kevin ; Stouder, Heather  
**Subject:** Item 12

Dear Members of the Plan Commission -

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I believe this proposed tenant will be a stable and continue to be a long-term contributor to the neighborhood at this new location. The drive-thru conditional use is mitigated in impact due to the nature of the location. Further, there is declining use of drive-thru bank servicing, so I believe the impact on abutting neighbors will be minimal with this tenant (particularly compared to other potential uses like restaurants).