

May 21, 2008

FROM:

The Concerned Citizens of Black Hawk Loft Condominiums
9362 Old Sauk Road
Middleton, WI 53562

TO:

The Board of Public Works
For Plans, Specifications, and Special Assessments for Public Works
Madison, Wisconsin

Subject: Limited Access to the Blackhawk Loft Condos

Ladies and Gentlemen:

We would like to state that we are in favor of the road expansion and so with that we did not think it was necessary to plan on attending tonight's meeting. We thought that it was a routine issue and that the engineers were making the improvements necessary to give us safer access to our driveway.

It has been brought to our attention at last night's annual condo association meeting that the road was not just going to be widened, but that there would be a median. This median will impede our ability to turn left out of our driveway going east. This is the normal route most of us use multiple times per day. There were a few individuals that found out about this situation through LeAnne Hannan and worked to try and come up with an alternate solution. But the response that many owners got from her was that we would have to turn right and go west, make a u-turn and then go east. The place that was suggested to us to make this u-turn was at the Bear Claw intersection. This to us is illogical and a huge safety hazard. The next place to make a u-turn is in the church's parking lot that is off of Bear Claw and in talking with their Bishop they did not seem in favor of this. We have yet to ask the Blackhawk Trails Apartment residents if they are in favor of us turning around in there drive.

This is a very troublesome matter for many of us and we wish to have our issues address, but we were all just made aware of this matter last night. This gives us not a lot of time to make other arrangement so that we may attend tonight's meeting. So, per LeAnne's suggestion of us all not coming to this meet because of "the small space that this meeting takes place in" we are submitting our strong disapproval to the median and our questions in writing. We wish that they be addresses and that we receive a written response to our questions.

Per LeAnne we were told that the reason for the median was to continue the continuity of the medians that is east of the Pleasant View Road intersection.

Why then do the plans show that there is not going to be a median between Prairie Smoke and the 1st Waterside Street?

What is the rationale to leave a 1.5/10ths of a mile without a median?

Wouldn't it just save money to eliminate the medians?

There is a house on the south side of Old Sauk this area where the break is, it would seem as though if the median was installed in this area then this homeowner would not be able to turn directly into their driveway when coming from the east.

No this may not be the reason for not putting the median in but it would seem to be a huge factor-- So the thought we pose to you is-- If the reason for the median in the first place is to keep the continuity of the median east of Pleasant View then why are they leaving out a stretch of median--- Is it to ACCOMMODATE the SINGLE PROPERTY owner and if so then shouldn't 30 property owners have more rights to an unimpeded commute.

If there is not a median break put in up front, the traffic coming out of our complex that wants to go east will be forced to do U-turns. This will create more dangerous traffic issues. It will tend to back up the inside lane of the westbound traffic on Old Sauk Road as people wait for eastbound traffic to clear enough to get a safe opportunity to do the U-turn. Not to mention that if we are making our u-turn and another driver thinks we are just turning then may start to turn to go east bound at the same time and potentially cause an accident.

Doesn't this impede smooth traffic flow and negate part of the benefit of creating new lane??

If people needing to do a U-turn against the heavy morning eastbound traffic become frustrated, they may take unreasonable risks and jump in ahead of oncoming traffic causing more unsafe congestion and accidents.

Why follow fixed design standards and guidelines (re: distance between median breaks) at the risk of creating very unsafe traffic conditions??

This current plan is designing "NEGATIVE, UNINTENDED CONSEQUENCES".

Also, if you do the median break now, it will cost half as much than having to put it in later.

Listen to the constituents and affected stakeholders.

Please take into account this industry standard:

Take the number of condos and multiply it by 10 to get the number of "trips per day" that will use this route. In our case: 30 condos X 10 = 300 trips per day, with probably 95% going to the east from our condominium homes.

Do you want 300 u-turns a day?

Per LeAnne, we were told that if there was a median break then it would be too close to the eastbound left turn lane onto the west Waterside Street.
How much traffic really comes from the west to turn on to Waterside Street and couldn't they go up to the next Waterside Street entrance?
Why are you accommodating this street when we there could be other options designed to protect our safety in exiting our driveway?

Also, this matter will dramatically affect our resale value on our homes. Many of us bought our condos because it is close to Madison, if you make us all find alternate routes then this dissipates a reason why we bought here and it will make it harder to convince others to buy.

We understand that a lot of planning and design went into making this plan and we appreciate the efforts. We just ask you to address our issues to us in writing and if it is necessary then schedule a meeting that we would have more time to prepare for and plan on attending, rather than 1-2 days notice.

We hope that this matter will be resolved in a proactive manner.

Thank you for your time we greatly appreciate it!

Respectfully,
The Concerned Citizens of Black Hawk Loft Condominiums