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Urban Design Commission c/o Mr. Brad Murphy, Plan Division Director c/o Mr. Al Martin, Secretary to Urban Design Commission 215 Martin Luther King Boulevard, Suite LL100 Madison, Wisconsin 53703

Dear Commission Members:

Re: 617-619 Mendota Court

Patrick Properties

We represent the owners of the properties located at 626 Langdon Street and 616 and 625 Mendota Court. The properties located at 626 Langdon Street and at 625 Mendota Court are the only immediately adjacent properties to 621 Mendota Court, where we understand you are considering a proposal for an 8-story student housing project.

My clients became aware of the proposed project approximately two weeks ago. We immediately called Gary Brink, who is the project architect. As a result of that call, the parties met about a week and a half ago to discuss my clients' concerns with the project. Since then, the parties have discussed proposed resolution of those concerns, but agreement has not yet been reached.

The following represents my clients' concerns:

- 1. The plans that my clients have been shown indicate that there is a loading dock which would violate the current easement agreement between my clients and the owners of the property being developed. We understand that there has been discussion of moving the loading dock to the east side of the building. Depending on resolution of other issues, this would be viewed favorably by my clients.
- 2. The project's contractor has requested a six-foot staging area to be located in the ingress/egress easement. While we understand and appreciate the request due to logistic and safety concerns, the most recent weather situation

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emphasizes that allowing a six-foot staging area would not permit room for the needed traffic to pass.

- 3. If the parties agreed on having the loading dock moved to the east side of the building, my clients want to be sure that the trash pickup will be run through the loading dock so as not to in any manner interfere with ingress and egress on the west side.
- 4. Finally, we believe that, with the amount of density this project will create, the entry to the building should be on the northeasterly rather than the northwesterly side of the building.

I will be out of the country on Wednesday and unable to appear in person at the hearing. We intend to have Arlan Kay, an architect with whom my clients have been consulting, appear on my clients' behalf. He will be able to more fully describe my clients' concerns. We suggest that, if all of these concerns cannot be resolved prior to or at the meeting, action on the project be referred to a later time so that the architects can meet together and try to resolve the issues between themselves.

Thank you for your consideration.

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very truly

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cc Arlan Kay
Mark Landgraf
Karl Green, Esq.
Patrick Corcoran