

From: [Malloy, Sean](#)
To: [Daniel Stephany](#)
Cc: [Mary O'Connor](#); [Heitz, Graham](#); [Parks, Timothy](#)
Subject: RE: Proposed redevelopment of 3900 Monona Drive
Date: Thursday, May 19, 2022 2:05:09 PM
Attachments: [Pages from 3900md_plansR2-1.pdf](#)

Good Afternoon Daniel,

Attached is the latest site plan we have seen from the developer on this project. Traffic Engineering's biggest concern with the project was the access points on Monona Drive which the developer has reduced from 2 ingress/egress access points to 1 egress only access point. Traffic Engineering sees this access point reduction as a substantial increase in safety for Monona Drive. As for the impact of the site, in general, Traffic Engineering does not have significant concerns with the proposal as apartments and banks are typically low trip generating uses. In particular, we have found apartments to be much less impactful to the transportation network as one would think; we have observed that apartment users typically come and go throughout the day (including work days) and have limited impact during peak hours. We find that the limited peak hour impact by apartment residents is caused by a number of reasons: residents have various working hours, residents have various commuting distances, increased teleworking and proximity to transit and bike routes make it easier for residents to commute without using their vehicles. If you have any additional questions feel free to contact me.

Thank you,

Sean Malloy, P.E.

City of Madison - Traffic Engineering
215 Martin Luther King Jr. Blvd., Suite 109
Madison, WI 53701-2986
P.O. Box 2986
ph: 608.266.5987
smalloy@cityofmadison.com

From: Daniel Stephany <dstephany@ci.monona.wi.us>
Sent: Monday, May 16, 2022 9:54 AM
To: Malloy, Sean <SMalloy@cityofmadison.com>
Cc: Mary O'Connor <moconnor@ci.monona.wi.us>; Heitz, Graham <GHeitz@cityofmadison.com>
Subject: RE: Proposed redevelopment of 3900 Monona Drive

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Hi Sean,

Can you please offer any information you may be aware of for this development? Mayor O'Connor would like to reply back to the resident who filed the request with Monona.

Thanks
Dan

From: Heitz, Graham <GHeitz@cityofmadison.com>
Sent: Monday, May 9, 2022 1:39 PM
To: Daniel Stephany <dstephany@ci.monona.wi.us>; Malloy, Sean <SMalloy@cityofmadison.com>
Cc: Mary O'Connor <moconnor@ci.monona.wi.us>
Subject: RE: Proposed redevelopment of 3900 Monona Drive

Good Afternoon Dan:

Looping in Sean Malloy, who (I understand) had originally reviewed portions of this with our development team. My loose understanding is that the redeveloped site would have trip generation similar to what currently exists, but will let him confirm.

Regarding this person's comments regarding pedestrian use at the signalized intersection of Atwood/CGR/Ferchland/Monona, we do have a Leading Ped Interval (LPI) to assist with driver recognition & yielding when pedestrians place a call to cross. Also, as I think mentioned before, we also have installed the sign pictured below for vehicles westbound on CGR.

We can review crash history here again, to see if there are any updated trends. As I recall, the last review in late 2020 did not reveal a significant safety issue.

Feel free to let me know if there's anything else however.

Thanks,

Graham Heitz
City of Madison / Traffic Engineering
608-266-4589



From: Daniel Stephany <dstephany@ci.monona.wi.us>
Sent: Monday, May 9, 2022 1:03 PM
To: Heitz, Graham <GHeitz@cityofmadison.com>
Cc: Mary O'Connor <moconnor@ci.monona.wi.us>
Subject: FW: Proposed redevelopment of 3900 Monona Drive

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Hi Graham,

I'm writing you at the request of Monona Mayor O'Connor. Please read below. Can you please pass this along if you are not the right person to assist with information?

Can you or a staff person on traffic engineering team provide any data that you might have on this issue? Mayor O'Connor would like to respond back to Ms. Eberle as soon as possible.

Thanks. I hope all is well in Madison.

Dan

Daniel Stephany
Director of Public Works & Utilities
City of Monona
5211 Schluter Road
Monona, WI 53716
608-222-2525

From: Mary O'Connor <moconnor@ci.monona.wi.us>
Sent: Tuesday, May 3, 2022 5:04 PM
To: Daniel Stephany <dstephany@ci.monona.wi.us>; Marc Houtakker <MHoutakker@ci.monona.wi.us>; Leah Kimmell <LKimmell@ci.monona.wi.us>
Subject: FW: Proposed redevelopment of 3900 Monona Drive

FYI

Sent from my U.S.Cellular© Smartphone

----- Original message -----

From: Mary Eberle <maryeberle@fastmail.com>
Date: 5/3/22 10:57 AM (GMT-06:00)
To: Patrick DePula <pdepula@ci.monona.wi.us>, Brian Holmquist

<bholmquist@ci.monona.wi.us>, Nancy Moore <nmoore@ci.monona.wi.us>, Kathryn Thomas <kthomas@ci.monona.wi.us>, Doug Wood <dwood@ci.monona.wi.us>, Teresa Radermacher <tradermacher@ci.monona.wi.us>, Mary O'Connor <moconnor@ci.monona.wi.us>
Cc: Russell Fichter <rlfichter@gmail.com>, Nancy Fish <nlbfish@gmail.com>
Subject: Proposed redevelopment of 3900 Monona Drive

I'm reaching out about the proposed redevelopment of 3900 Monona Drive. I'm on the Board of Directors for the WaterCrest Condominium, which is kitty corner to the site. Fellow board members, Russ Fichter and Nancy Fish, are copied on this email.

I attended the April 7, 2022 online neighborhood meeting about the proposal, where I raised concerns about the already busy intersection of Monona Drive and Cottage Grove Road. Other attendees also raised concerns about the impact on traffic flow and congestion from this new development.

The City of Madison does NOT plan on doing a traffic study for the site. In addition, the City does NOT think that there will be more "trip units" from the development when compared to the current/previous tenants, which they said included Jade Monkey. Clearly, Jade Monkey traffic, which had evening and early morning (2:00 am) traffic is NOT equivalent to traffic from 69 apartments, which will be concentrated at rush hour. Therefore, their logic is flawed, and a traffic study should be done.

The intersection is already extremely busy during rush hour. **This makes it dangerous to cross on foot.** For example, it's very common for cars heading north on Monona Drive to turn right onto Cottage Grove Road (CGR) without stopping at red lights. Pedestrians trying to cross CGR at the same time are at risk.

In addition, cars turning left from CGR onto Monona Drive get a green arrow while the pedestrian walk sign is still lit, making pedestrians crossing Monona Drive vulnerable to being hit.

Also, regardless of the time of day, **cars** approaching the intersection from Ferchland Place (FP) onto CGR are frequently confronted with the opposing car turning left in front of them—even though the FP has the right of way to just go straight onto CGR. Oftentimes I flash my lights at the opposing car to let them know that I intend to enter the intersection. Others beep their horns.

Has Alder Grant Foster reached out to you about this development?

Can Monona residents request a traffic study?

Thank you!

Mary Eberle
Secretary, WaterCrest Condominium Board of Directors
608-206-0641