

From: [Diane Brown](#)
To: [Plan Commission Comments](#)
Subject: Proposed new building at corner of Monona Drive and Cottage Grove Road
Date: Tuesday, June 7, 2022 9:18:15 PM

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I would like to register opposition to the proposed construction at the southeast corner of Monona Drive and Cottage Grove Road. My concern is not only with the size and height of the building, but also the plans for two drive-up sales and service windows, as well as traffic for the 69 apartments planned for the unit.

That corner is VERY dangerous and busy already, with the number of apartments and condos, turn lanes, bike lanes, concentrated traffic as the main access to downtown, as well as a huge influx of people with the construction of several apartment buildings within a 4-block area. There are not full 2-lanes going in any direction – they include bike lanes, turn lanes, merge lanes, pedestrian crossings, and lots of confusion. Please come out here, and drive it from all directions at busy times, and see what we are talking about – rather than continue to add more cars and building entrances/exits within this small area.

That intersection cannot handle the cars wanting to get into, off of, or across traffic and try to turn another direction! Persons from the different traffic and police departments should just come out here and watch for a time! We live on the northwest corner of the intersection and are dodging cars turning south onto Monona Drive without the right-of-way, bicycles never stopping for the light, and those who just decided “they have waited long enough” and GO! Even worse will be another apartment building with 75+ cars trying to get into traffic so close to the corner and needing to turn any direction from there. We have seen several accidents and near misses, and it is getting worse all the time.

Respectfully,
Diane and Steve Brown

101 Ferchland Place
Monona, WI 53714
608-661-5562

Sent from [Mail](#) for Windows

From: diane@stevescurling.com
To: [Plan Commission Comments](#)
Subject: Proposed new construction at corner of Monona Drive and Cottage Grove Road
Date: Tuesday, June 7, 2022 9:29:30 PM

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

Members of the planning Commission –

I would like to register opposition to the proposed construction at the southeast corner of Monona Drive and Cottage Grove Road. My concern is not only with the size and height of the building, but also the plans for two drive-up sales and service windows, as well as traffic for the 69 apartments planned for the unit.

That corner is VERY dangerous and busy already, with the number of apartments and condos, and concentrated traffic as it is the main access to downtown. There has been a huge influx of people with the construction of several apartment buildings within a 4-block area. There are not full 2-lanes going in any direction – they include bike lanes, turn lanes, merge lanes, pedestrian crossings, and lots of confusion. Please come out here, and drive it from all directions at busy times, and see what we are talking about – rather than continue to add more cars and building entrances/exits within this small area.

That intersection cannot handle the cars wanting to get into, off of, or across traffic and try to turn another direction! Persons from the different traffic and police departments should just come out here and watch for a time! We live on the northwest corner of the intersection and are dodging cars turning south onto Monona Drive without the right-of-way, bicycles never stopping for the light, and those who just decided “they have waited long enough” and GO! Even worse will be another apartment building with 75+ cars trying to get into traffic so close to the corner and needing to turn any direction from there. We have seen several accidents and near misses, and it is getting worse all the time.

Respectfully.

Steve and Diane Brown

101 Ferchland Place, #301

Monona, WI 53714

608-577-1691

From: [Nicholas Davies](#)
To: [Plan Commission Comments](#)
Subject: Yes on plans for Cottage Grove Rd & Monona Dr
Date: Monday, June 13, 2022 11:24:49 AM

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Dear plan commission members,

Please recommend approval for the plans at Cottage Grove Rd & Monona Dr. As a neighborhood resident, I believe this development is well-considered and will have a positive impact on our area.

This isn't the first time that Krupp & co have brought forward plans to redevelop this plot. Last time, the proposal was a strictly residential one, and I think it was put on hold because of neighborhood concerns that the Cottage Grove Rd corridor would lose commercial space.

Those concerns have been addressed with the latest plan. It will keep first-floor retail space, but without the moats of cracked pavement that dominate the area today.

In some ways, this location seems ideal for densification. It will be well-served by the redesigned transit network, and planned off-street path connections. It's within walking distance of many amenities. It's an area that already has some multi-family housing.

There would be some minor downsides. Currently this location only has a walk score of 67. The nearest proper grocery is about 1.3-1.4 mi away, although the seasonal farmstand at Lake Edge Shopping Center will help. This is because the Cottage Grove Rd corridor hasn't yet developed the density to support more businesses, so adding another hundred or so residents to the area is the first step.

I've heard concerns that the intersection at Cottage Grove Rd & Monona Dr is already congested, but all of my personal experience has suggested otherwise. Every time I've driven through there--even at rush times--I've never had to wait for more than one cycle of the traffic signal. But I encourage you to take objective measures of this over anecdotal impressions.

In fact, it seems like Cottage Grove Rd is often surprisingly empty even during rush times, indicating that it's currently overbuilt / underutilized in its current four lane configuration. This leads to people being able to speed, and in turn, cause more deadly collisions when collisions occur. The most reliable way to slow down a speeder is to put another car in front of theirs. I would not be averse to a little added traffic volume, although I'm not sure this project will in fact add much at all.

I look forward to a better use of these plots, and to welcoming a hundred new friends and neighbors to the area.

Thank you,

Nick Davies
3717 Richard St