

From: [Alison Lindsay Mares](#)
To: [Plan Commission Comments](#)
Subject: August 29, 2022, Agenda: Item #15, Legistar 72210
Date: Monday, August 29, 2022 12:01:20 AM

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Dear Plan Commissioners:

I live on the far north side of town and regularly stop at this shopping center -- Willy Street Coop, Ace Hardware, Library, Walgreens, Beef Butter BBQ, Goodwill, etc..

I support the proposal to add a MOKA coffee facility in this shopping center but am very concerned about access to this location. There are two driveways on the north side of the shopping center near the proposed location of MOKA. Both are on the south side of Northport Drive and neither seems fit for the purpose of adding so much additional drive-through traffic.

The first entrance/exit, at the "Walgreens" site, has multiple issues. Primarily, eastbound traffic into the shopping center has to slow down completely because the ramp into the shopping center is steep and the turn in is very sharp. This causes back-ups on Northport.

Then, this entrance has a crosswalk marked by flashing lights, but not everyone uses them and not all drivers know they are supposed to stop for the flashing lights. Residents of the nearby apartments regularly do not use the lights and run across the road dodging speeding traffic. Other residents using walking assists, take time to cross. Even when some of the three lanes of traffic stop, others do not. There have been accidents (even fatalities) here.

Next, this entrance into the shopping center seems quite narrow especially when exiting traffic sits (frequently) in the middle of the driveway because the right turn onto Northport is sharp. Also, the exit from Walgreens is very close to this ramp and drivers are frequently having to dodge one another as some enter, some leave, and some don't know what they're doing or where they're going!

Then, access into the shopping center from the east crosses Northport at a stop sign but frequently eastbound traffic is heavy and so westbound traffic bunches up; when the road is clear, cars cross Northport only to hit the severe bump in the road on to the ramp into the parking lot so they have to slow down, and that causes more back-ups across Northport as they try to enter the shopping center.

Finally, vehicles exiting the parking lot are frequently held up for long periods of time as Northport traffic can be very heavy. This causes frustration, irritation, and even confusion for drivers – who will now be trying to juggle coffee cups while accessing lines of speeding traffic.

The second entrance/exit to the parking lot is only accessible by eastbound traffic (which is a plus) but there are similar problems to the first entrance/exit – a bump on to the ramp causing slow-downs, a difficult turn, vehicles making confusing turns from nearby businesses.

The City's Traffic Engineering Division has noted that the plan has "potential pedestrian-vehicle conflict points." I respectfully request that these access issues be addressed by the owners of the shopping center before this proposal is approved. We really don't want any more accidents on Northport.

Thank you.

Alison Lindsay Mares

5409 Comanche Way, Madison

DATE: August 8, 2022

TO: Madison Plan Commission
CC: Alderman Syed Abbas, District #12

FROM: Marsha Cannon
5 Cherokee Circle - #202
Madison, WI 53704

RE: Agenda Item #6 – Legistar #72210
1801-1841 Northport Drive

I am a Northside resident who shops weekly at Town Center. I am concerned about vehicle and pedestrian traffic entering the proposed MOKA coffee drive-up off Northport Drive.

Page 4 of the Staff Report notes that although Traffic Engineering vetted the plan, “potential pedestrian-vehicle conflict points still exist.” My concern is the access driveway heading south off Northport Drive. This is where many customers arrive and depart from Walgreens.

Here’s the problem. Driving eastbound on Northport Dr., I merge right into the bike lane, slow down, cross the marked pedestrian walkway, and make a tight right turn into the shopping center.

- **It’s tricky making a right turn** off Northport Dr. into the driveway. It seems narrower than most. Even in our compact car, we must stop before turning whenever there’s another vehicle waiting to turn right onto Northport. Adding many more vehicles entering here would likely create a traffic problem on Northport—especially since many vehicles speed well above the posted 35 MPH limit. If MOKA is built, marking this driveway ENTRY ONLY might help, but Walgreens and other businesses could object.
- **Pedestrians** use the marked crosswalk adjoining the sidewalk parallel to the west side of the access driveway. Manually initiated flashing lights have been installed at this crosswalk, yet not all pedestrians use them. And not all vehicle drivers know that they must stop and wait for pedestrians to cross. With many more vehicles turning at this corner, pedestrians would face added risks crossing Northport Dr.
- **Eye contact** with other **drivers** and **pedestrians** at intersections is key to improved safety. Additional traffic rushing to buy coffee and get on their way could diminish time available for eye contact and put both drivers and pedestrians at risk.

Please address the pedestrian-vehicle conflict points before recommending approval of this proposal.