

Commendations to T M Parks, Planner for excellent report and analysis! I agree. Please do not approve this plan. Approval will set a precedent. Mr. Sieger is already arguing precedents. Other developers will argue precedent. The developer does not comply with planning recommendations. I support stringent city planning. Reject plan.

Does this Project meet current and proposed guidelines? Project:

- is inconsistent with the comprehensive plan; the Monroe Street Commercial District Plan draft; & GDP guidelines
- does not consider future Regent Street, Greenbush, (etc.) neighborhood development plans
- has no management plan; has no staging plan; and no feasibility study

Are parking plans adequate?

- 39 Units x 2 cars/unit = 78; 106 planned spaces – 78 = 28 remaining spaces.
- Spaces do not allow for visitor, customer, employee, salesmen, delivery vehicles, and special event parking.

Can Regent and Monroe and neighborhood streets support even more traffic and parking?

- Regent Street and Monroe Street are already clogged with traffic and densely parked.
- There is no room for residential parking permits for existing neighbors. Neighboring streets are parked full.
- He has insufficient parking at his rental building at corner of 700 Oakland and 1500 Madison Streets.
- Mr. Sieger's traffic study is inadequate. Study was limited to PM traffic.
- A comprehensive traffic study by a neutral firm should be funded by Mr. Sieger.
- Include: morning commuter traffic; special events traffic; increased alley traffic; or increased delivery truck traffic.

Do we need more condos?

- In Madison rental and condo units are not full and housing market is flat.
- Condos at Monroe St Commons are not filled
- Mr. Sieger's rental building at Oakland and Madison is not filled

Do we need more bars, restaurant, and business-in-this area?-- Is existing space fully used?

- There are two bars in the 1500 block of Monroe Street
- Monroe Street frequently has empty commercial space for rent.
- Mr. Sieger's bar, The Grid (1500 Monroe St), is closed because management broke rules.
- The sports shop (1501 Monroe St) is closed except for special events. Space at 1501 Monroe Street is not being used.
- Competition drives away small neighborhood businesses which are the backbone of the local economy.
- Monroe and Regent Streets are filled with bars, restaurants, coffee shops, and liquor stores.
- Urban Pizza, 1501 Monroe St, closed because they could not make a profit. Too much competition.

Why does Mr. Sieger want to change the zoning ordinance and the character of the neighborhood?

- Is this a condo that will attract stable long term residents or transients?
- High ceilings are a fad and take more energy to heat and to cool—not green!
- The design of this building is an ugly transition to the residential neighborhood.
- Design will attract only very fit that can manage loft stairs.

Has Mr. Sieger been good neighbor? Does Mr. Sieger obey current city regulations?

- Mr. Sieger signed a parking lot lease which he does 'not understand.' (1500 block Madison St.)
- Because he chooses not to confirm to the lease, neighbors and the church members are blocked by parked cars.
- His building at Oakland and Madison Streets took three years to complete and inconvenienced all.
- Construction debris, dirt, silt, and clay clogged the sidewalks and streets. Snow and ice plague this corner.
- Mr. Sieger owns The Grid sports bar in the 1500 block of Monroe Street.
- The management of The Grid broke city rules and was forced to shut down, except for special events.
- For special events there are two bars in adjacent buildings with an outdoor seating area and an upper level seating area.
- People drink on the sidewalks and block the sidewalks, the intersection, and the alley. Many patrons stagger.
- The amplified sound is painful to the ears and can be heard through closed windows 2 ½ blocks away.

Parks, Timothy

From: Robert Sieger [siegerarchitects@sbcglobal.net]
Sent: Monday, January 08, 2007 11:55 AM
To: Parks, Timothy
Subject: Revised Fieldhouse Station email

Tim,

Thank you for your inquiry and time last friday, i apologize for the short notice, a lot of stress and thinking is going on!!
As a result of the planning Development report that i received late thursday afternoon, i believe it's in the best interest of all parties involved as well as the project itself, to withdraw Fieldhouse Station from tonight's Planning commission meeting with it being referred with a stipulation that the applicant meet with the City of Madison Planning staff to achieve a project that staff believes meets the intent of the Madison Comprehensive Plan and the un-drafted Monroe Street Plan prior to rescheduling with the Planning Commission.

Please give me a call so i can further discuss this with you.

Respectfully Submitted,

Bob Sieger
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