

**From:** [Tao, Yang](#)  
**To:** [Chalecki, Lori](#); [Parks, Timothy](#)  
**Cc:** [Freedman, Jason](#); [Furman, Keith](#); [Malloy, Sean](#); [Smith, Brian](#); [Lynch, Thomas](#)  
**Subject:** RE: 6133-5237 University Ave LNDCSM-2020-00007  
**Date:** February 03, 2020 3:40:21 PM

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Good afternoon Captain Chalecki,

Thank you for sharing your thoughts with us! Sean Molly from our office is reviewing this and will get back to you with more information.

Best,

Yang

*Yang Tao, Ph.D., P.E.*

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**From:** Chalecki, Lori  
**Sent:** Wednesday, January 29, 2020 5:06 PM  
**To:** Parks, Timothy <TParks@cityofmadison.com>; Tao, Yang <YTao@cityofmadison.com>  
**Cc:** Freedman, Jason <JFreedman@cityofmadison.com>; Furman, Keith <district19@cityofmadison.com>  
**Subject:** 6133-5237 University Ave LNDCSM-2020-00007

Greetings,

I recently received the plans for the demolition and future use development of the properties at 5133-5237 University Ave. I have some concerns regarding the unchanged traffic plan.

I am understanding the proposed property to be:

79 residential apartments, the majority of which will be 2 bedrooms or larger (which brings the possibility of 2 or more cars for each apt)

Nearly 5,000 sq ft restaurant with a capacity of 190 patrons

6500 + sq ft of commercial and office space

Parking for residents and business to accommodate 200 + cars

When the property is finished, it will have one entrance/exit to the main portion. While you can access the entrance from east or west bound, upon exit, your only option is to travel east bound. I

note in the memo from Degen and Assocs, they outline under Traffic and Access that ‘the existing median break on University Ave, associated queue lane capacity and turning movements sufficiently serve the existing land uses as well as the proposed redevelopment land uses (79 units of residential and approximately 6,567 square feet of Commercial).’ It appears they have not included the 4,750 sq ft for the restaurant in those numbers.

With it unknown who will occupy the commercial space, it is hard to estimate what kind of increased traffic there will be. No doubt, it will far exceed the traffic ever seen while the Perkins occupied this spot. With no changes to the roadway, we will see an increase in U-turns on University Ave at Flambeau so traffic can go westbound. This will likely create congestion, crashes, and impact the area neighborhoods in an undesirable way.

Could you shed more light on the study that was completed and how we can avoid some of the issues potentially created?

Regards,

Lori

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