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Subject: Notice of Public Hearings
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Alderman Foster, Mr Parks & Madison Planning Commission

We have received notice that the Krupp development for the corner of CGR/Monona Dr is back before the planning commission on October 5th. In looking at the postcard, I cannot see any changes proposed from the original which had previously been rejected at the September 14th meeting of the Plan Commission.

Is Krupp making any changes to their development proposal that addresses our concerns regarding the development of that property? If not, why is it back before the plan commission just one day before the Common Council meeting?

Our concerns as follows.

The Monona Drive, Cottage Grove, Ferchland Place intersection is already difficult for our residents on Ferchland Place to safely traverse. Traffic making a left turn off of CGR onto Monona Dr do not observe right of way for vehicles coming from Ferchland Place. Near misses are a near daily occurrence.

There is no dedicated left turn lane from Monona Drive onto Ferchland Place. Making that left turn causes cars behind to stack up and runs the risk of rear ending the car in front of them.

Biking/Pedestrian safety. This is a popular bike route and bikes are often not observing proper road rules. This intersection was involved in a fatal pedestrian accident many years ago and conditions have not improved much with the increase in traffic volume.

A development of that density will necessarily increase the amount of vehicular traffic at that intersection. Unless the City of Madison and the City of Monona re-evaluate how traffic flows there and makes changes we cannot support adding nearly 190 units so close to there.

We also are concerned with the lack of affordable retail in our area. This development will take away what once was a reasonably successful retail strip. The 2500 sq ft proposed is entirely inadequate.

And finally, it looks that many of the ground level live/work units will only be accessible via steps. That seems a very bad idea if these are intended to also be mini retail. ADA non-compliant?

Without a substantially different proposal that addresses our above concerns, we here are opposed to the rezoning in it's current form. Thank you for listening.

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President

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