

Aug. 23, 2021  
Cynthia Johnson  
1648 Capital Ave.  
Madison WI 53705  
262-227-6134

Dear Madison Planning Commission:

I am writing about the Mixed-Use Proposal at 5533 University Ave.

I support the site's development. The vacant Brennan's store is an eyesore, and this valuable parcel should be put to good use. I support smart urban planning that considers a city's housing, business and recreation needs, as well as protects neighborhoods and green spaces equally.

My biggest concern is traffic and parking currently on Capital, and what that means if the current proposal is approved. Capital Avenue is a busy street, being a main cut-through from University to Old Middleton Road. Morning and evening rush hours are particularly congested. Vehicles are "squeezed" by on-street parking on both sides of Capital that is utilized primarily by occupants of multi-family dwellings on Capital.

The neighborhood's housing density - which generates on-street parking - is already significant:

- Three two-story apartment buildings (1659-1647 Capital Ave)
- One two-story duplex (1643 Capital Ave.)
- One multi-family rental (non-owner occupied likely in violation of city ordinances) (1640 Capital Ave.)

Occupants of the apartment buildings and as well as those living at the (ordinance-violating) 1640 Capital home utilize parking on both sides of Capital, which constricts 2-way traffic. Many times - even during non-rush hour times - drivers must pull over so that oncoming vehicles can safely pass. And speeding is rampant.

We parked on the street for a short period of time last year, and our vehicle was damaged. Sadly, we were not surprised and we avoid parking on the street as a result.

My concern is that the development proposal does not have adequate resident parking and will push more vehicles onto Capital. I would request that the Planning Commission more deeply examine the neighborhood's residential and parking density and consider how this proposal could be adjusted to not exacerbate the problem. If a traffic study is warranted, I would request that as a prerequisite to the proposal being advanced.

I would also request that actions be taken *now* to mitigate what is already a difficult traffic situation on Capital, and I would happily support any of the following actions:

- Speed bumps
- Electronic speed signs

- Restricted parking to one side of Capital
- Overnight parking permits for residents only
- Restricted bus routes

I plan on attending tonight's meeting, and look forward to hearing from the commission.

Sincerely,  
Cindy Johnson