

Wells, Chris

From: Parks, Timothy
Sent: Monday, June 26, 2017 6:43 AM
To: Cleveland, Julie; Wells, Chris
Cc: Martin, Alan
Subject: FW: Peloton development on park street

For UDC and both Legistar files...

Timothy M. Parks
Planner
Department of Planning & Community & Economic Development Planning Division
126 S. Hamilton Street
Madison, Wisconsin 53701-2985
tparks@cityofmadison.com
T: 608.261.9632

-----Original Message-----

From: Jacob Pfeiffer [REDACTED]
Sent: Sunday, June 25, 2017 11:07 AM
To: Parks, Timothy
Subject: Peloton development on park street

Greetings from a Bay Creek neighbor. We want to express our strong support for the latest design plans of the t-wall development named the "peloton". We think it will provide much needed density in our area. We think the modern flat iron design is distinct and forward looking. Please also note that the opinions expressed by the neighborhood association in opposition to any/all development on park street is not shared by the majority of residents in the neighborhood. A city needs to keep evolving and improving in order to thrive. This development will help with that great need.

Thank you.

Jacob and Jill Pfeiffer
[REDACTED] OSheridan street
[REDACTED]

Firchow, Kevin

From: Tao, Yang
Sent: Monday, July 10, 2017 2:47 PM
To: Zellers, Ledell
Cc: Dryer, David; Stouder, Heather; Parks, Timothy; Firchow, Kevin; Halvorson, Eric; Malloy, Sean
Subject: RE: PC agenda item 4 - S Park Street questions
Attachments: FishHatchery-Park_2012-2016_RankComparison.xls; FishHatchery-Park_2012-2016.pdf

Alder Zellers,

Thank you for sharing your thoughts with us. Please see TE comments (in red) below in your original email.

We also put together some crash information for the Fish Hatchery and Park intersection. There were a total of 24 reported crashes within the 5-year period from 2012 to 2016. The crash rate was fairly low. Especially for 2016, there were only 1 reported crash, with a very low ranking of 459. Please see the attached documents for details.

I was originally scheduled to go to another public meeting, but may be able to go to the Plan Commission meeting instead.

Please let us know if you have any questions.

Best,

Yang

Yang Tao, Ph.D., P.E.
Asst City Traffic Engineer, City of Madison
Vice President, Institute of Transportation Engineers Wisconsin Section
P.O. Box 2986
Madison, WI 53701-2986
Office: 608.266-4761
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ytao@cityofmadison.com

!!! Please note that our office is temporarily relocated to 30 W. Mifflin St. Suite 900 while the Madison Municipal Building is being remodeled till late 2018.

----- Forwarded message -----

From: "**Zellers, Ledell**" <district2@cityofmadison.com>
Date: Sat, Jul 8, 2017 at 11:47 AM -0500
Subject: Fw: PC agenda item 4 - S Park Street questions
To: "Dryer, David" <DDryer@cityofmadison.com>

Hi David,

Some of the following (highlighted) are in your area so wanted to be sure you see them. Please let me know if you have comments/thoughts on them. I'm not set on the vision triangle comment...but I am concerned about this. That said, I think it has been better in the past few years. (Which I suppose means you can never retire/leave your position.) Will someone from TE be at the PC meeting?

Thanks.
Ledell

Alder Ledell Zellers
608 417 9521

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From: Zellers, Ledell
Sent: Saturday, July 8, 2017 11:40 AM
To: Stouder, Heather; Parks, Timothy
Cc: ken.opin@gmail.com
Subject: PC agenda item 4 - S Park Street questions

Hello Heather and Tim,

I have a few questions re the T Wall proposal for S Park St. Maybe some of these are addressed in the material we got and I just didn't see the info. If so, sorry about that!

- Garage exhaust fans tend to be outrageously noisy (e.g. the Hub, 100 Wisconsin--sounds like a trapped jet under the sidewalk, etc.) Where is the garage exhaust fan for this project? Can the Plan Department do anything related to requiring a higher standard for this project and all future projects for lesser noise from/higher quality of these intrusive fans?
- Could we add two required dog waste stations (assuming they will allow dogs)? There are more and more dogs in apartments...and more and more problems with where to put the waste.
- I do not see that there are walk packs in the building. Nor do I see mention of them. Are wall packs planned? Given that none are shown (that I could find), I would like to see a condition that prohibits wall packs. They are generally noisy and unsightly. If wall packs are to be used, they need to be shown, and I'd like a condition that they be in the wall of balconies, facing the other balcony wall (rather than pointing out), and that they do not face any street. (This is an issue in the under-construction Veritas Village.)
- Will all surrounding overhead wires be undergrounded by the developer? I think that conditions should be added. (The MFD sheet notes that there are overhead power lines.)
- Are there pedestrian scale lights on the corridor? Seems there should be and that the developer should add as part of this project. Should be a condition.

Pedestrian scale lights are not currently planned on this corridor, and were not required for other projects nearby.

- I do not think we are strong enough on maintaining the vision triangle for big developments. We prohibit (non or minimally vision blocking) trees and plants and then allow solid buildings. (This is a perspective I hear from the general public over and over...and it does seem to be an issue.) I would like us to look at requiring any change that would give a pass on the vision triangle to have to come back to PC. Thoughts?

Staff comment #35 requires the applicant adhere to all vision triangle requirements as set by City Ordinance.

- How wide is the sidewalk on Fish Hatch and how wide on Park?

Standard 5' wide sidewalk is proposed on Park St and 5.5' wide sidewalk is proposed on Fish Hatchery Rd.

- I don't know that anything more definite can be included but the envelope on condition 39 tends to be pushed by developers. People tend to ignore "sidewalk closed" signs and walk in the street. This is a dangerous place for this to happen. "As soon as possible" tends to mean something different to construction crews/developers than to others/the public. Again, I'm not sure how to address this...but would be good if we could figure something out.

This has always been tough and that's why we brought up the difficult constructability issues ahead of time. We will require a detailed construction plan prior to final signoff and will work with the contractor closely during the construction.

- Condition 48 under Fire Department doesn't make sense. Looks like it is a copy/paste problem.
- I'd like accident stats for this corner...the Bay Creek Neighbors claim it is "the scene of repeated accidents."
- The Bay Creek Neighbors claim they have not had an opportunity "to ask questions about or offer input on the completed plans for the Peloton to date." Is this true? Why haven't they?
- Just fyi...I will have questions re parking for commercial/retail. (As a side note, I think, as a city, we should figure out a better way to protect neighborhoods from massive spillover on-street parking from developments. Many people in these older neighborhoods do not have off street parking. It can turn a desirable neighborhood that is good for families and that has a good quality of life into a place people don't want to be. And so they move out. Higher neighborhood turnover leads to less stable neighborhoods which is not good for the city.)

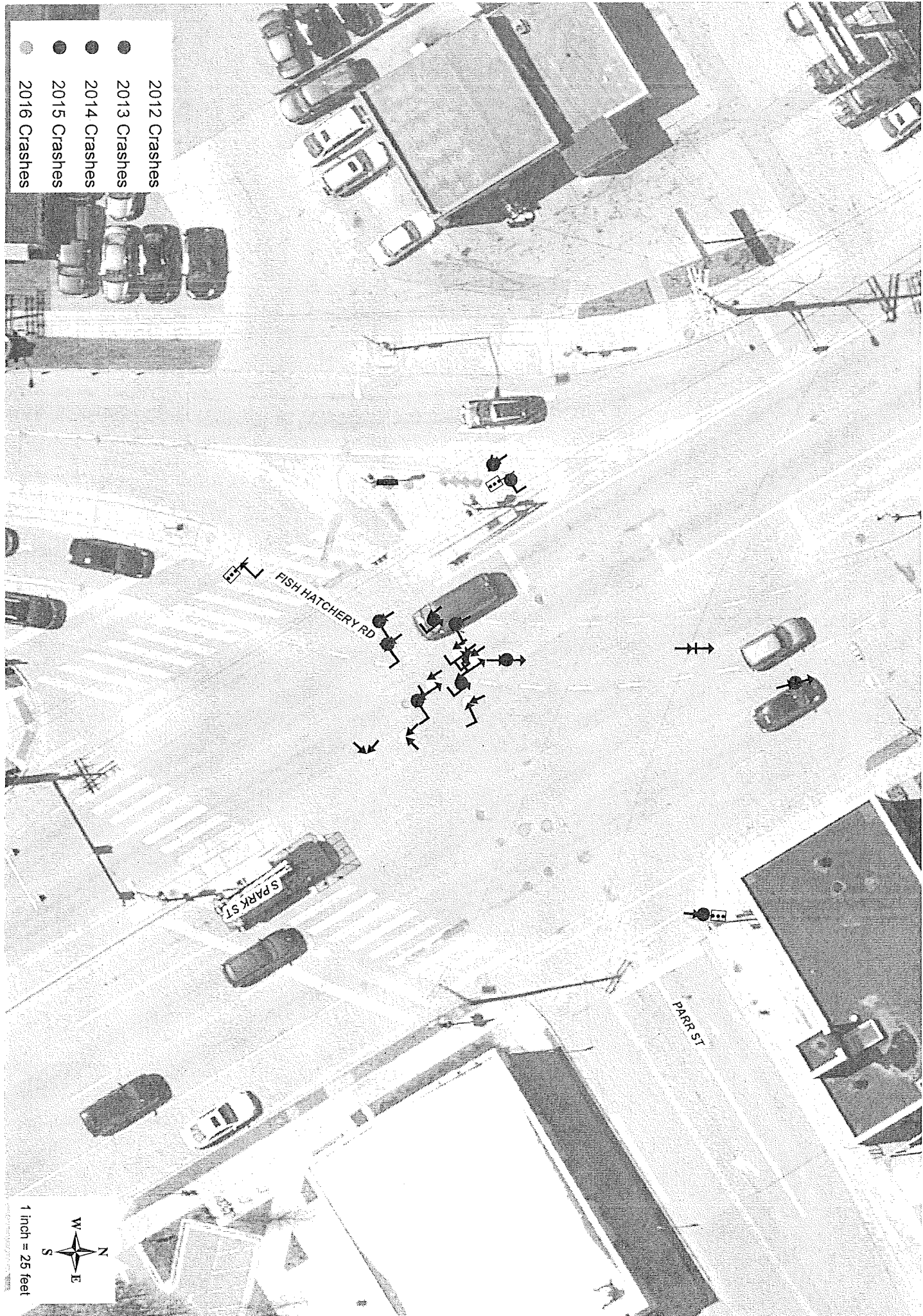
We agree with this comment.

That's all for now.
Thanks for your help.
Ledell

Alder Ledell Zellers
608 417 9521

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2012 - 2016 Crash Diagrams
 Fish Hatchery Rd & Park St



- 2012 Crashes
- 2013 Crashes
- 2014 Crashes
- 2015 Crashes
- 2016 Crashes

1 inch = 25 feet

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2012-2016 Fish Hatchery Rd-Park St Crash Rankings

Year	Crash Count	Average Weekday Traffic (AWT)	Crash Rate*	Intersection Rank
2012	8	75,750	0.29	27
2013	6	58,050	0.28	70
2014	3	58,050	0.14	215
2015	6	67,500	0.24	86
2016	1	67,500	0.04	459

* - Crash Rate = Crash Count x 1,000,000 miles/365 days/AWT



T. Wall Enterprises

Parking Management Plan

Parking Management Plan - Underground parking spaces will be assigned with the execution of a lease parking addendum. The parking area is accessible with a garage door opener or through key card access at the side “man-door”. The management team will enforce proper parking, and will work with Madison Parking Enforcement as necessary. For security purposes, there will be video monitoring in a number of locations in the underground parking area. Maintenance staff will perform daily trash pickup and cleaning in the parking area.

- a. Underground Parking – 159 stalls
- b. Park Street Parking - 10 existing stalls
- c. Sweeney Lot (1008 Fish Hatchery Rd.) – 8 Stalls
- d. Total – 177 Stalls
- e. Existing Transit Stop – S. Park St. and Fish Hatchery Rd. just adjacent to site
- f. Bike Parking – Parking Level Stalls = 48, Secured Bike Storage Room = 76, Sidewalk/Grade Level = 16. Total = 140
- g. Lease will include language that City of Madison-street parking permits are not available for residence of the Peloton Residences development.
- h. Street level entries (Fish Hatchery Rd. and South St.) to parking areas will have secured doors that will make surface parking available to patrons, guests, residents, and customers of the multi-family and commercial spaces between 8 a.m. and 6 p.m. and available to resident/guests only outside of those hours.

Wells, Chris

From: Stouder, Heather
Sent: Monday, July 10, 2017 1:13 PM
To: Wells, Chris
Cc: Firchow, Kevin
Subject: FW: Potential issues and new conditions for the Peloton

Chris-
Please include this e-mail in the late items for PC.

Thanks!

Heather

From: Jon Hepner [mailto: [REDACTED] com]
Sent: Monday, July 10, 2017 9:32 AM
To: Stouder, Heather <HStouder@cityofmadison.com>
Cc: Parks, Timothy <TParks@cityofmadison.com>; Firchow, Kevin <KFirchow@cityofmadison.com>
Subject: Re: Potential issues and new conditions for the Peloton

Hi Heather,

I think I'll be able to quickly answer all of your questions now.

1. Dog Waste Stations - Yes, we are agreeable to incorporating 1-2 dog waste stations.
2. Power Lines - Yes, we are working with Charter and MGE on Park St. to bury the remaining utilities; both the pole at the corner of Fish Hatch and Park and the pole on Park St. towards the Southern end of our site will be buried. On Fish Hatchery, these utility poles carry AT&T's utilities. In the past, we were told by an AT&T Engineer that burying these lines would be nearly impossible because of the large number of customers the utility serves in that area. However, we're now working with a new AT&T Engineer, and he is more optimistic about the potential for burial, though it will be nearly \$1 million to bury. Nevertheless, we are currently awaiting a project schedule and cost estimate for the line burial from AT&T. Burying these utilities will be beneficial both from a constructibility perspective, and from an aesthetic perspective.
3. Wall Packs - We are agreeable that all louvers associated with wall packs will face perpendicular to the street within the balcony.
4. Parking Garage Venting System - Ventilation is located in a well on the southern end of the site as you've stated below.
5. Parking/Transportation - Please see attached Parking Management Plan

Please call me with any questions at your convenience.

Thanks,

Jon

Jon Hepner
Development Manager
T. Wall Enterprises, LLC

Email: [REDACTED]
Cell Phone: [REDACTED]



Office of the Common Council

Ald. Sara Eskrich, District 13

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To: Members of the Plan Commission
From: Sara Eskrich, District 13 Alder
RE: 1004 & 1032 South Park Street
Date: July 8, 2017

Thank you for your thorough review of the revised Peloton proposal before you on Monday, July 10. As you know, this project has garnered much attention over the past two years from this Commission, neighbors, and city staff. The process for neighborhood input began prior to my tenure as alder, through original approvals, and continued through the revised plans submission and changes. However, I will note the comments emailed from “Bay Creek Neighbors” to you were not shared with me, nor did I see any mention of public meetings where they were crafted or discussed on the Bay Creek listserve. I am therefore not sure of how representative they are, but they are generally reflective of the past public engagement on the design approved in 2015.

We held a neighborhood meeting on this revised project in February. Updates have also been provided via email and in-person at BCNA meetings as the submission has proceeded over the past 9 months. The general comments I have received on the new proposal include concern about height and density, but also include support for height and density. There has not been as much focus on the details, likely because this project continues to be such a moving target. Nevertheless, I will attempt to summarize comments as I have heard them below.

Most of the concerns I have heard from neighbors regarding this project are within the purview of the Plan Commission. They relate to added density, traffic risks, inadequate parking, bike and pedestrian safety, possible negative environmental impact, and general community impact. The following are particular elements to help address these concerns that I hope you will consider, as you did during original approvals:

- Greenspace – This is a priority and should be emphasized with greening landscaping elements that will be accessible (even just visibly) to the neighborhood, as well as the private greenspace for residents (perhaps enhancing the rooftop patio with green elements).
 - Setbacks – These should be required, per Planning Staff and UDC comments.
 - Green Roof – A green roof was required as a past condition of approval, and should remain part of this project, as proposed.
- Encouraging Transit – The building is on a major transit corridor and should encourage the use of Metro by rebuilding a visually appealing and beneficial bus stop with transit amenities, with the minimum of trash receptacles and seating amenities. Greening of this transit space could encourage use. I appreciate Metro adding the bus amenities as a condition of approval.

July 8, 2017

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- Bike and Car-Share – the applicant should be required to include a ride-share vehicle as a condition of approval, as was required previously. Additionally, the applicant should consider a bike-share station and the staff-recommended bike improvements to the property to encourage this mode of transit.
- Commercial Space and Use – I agree with Planning Staff’s recommended condition to strengthen and expand the required condition from previous approvals regarding mandating a conditional use for any restaurant, nightclub, brewpub, restaurant-tavern, or restaurant-nightclub commercial tenant.
- Additional Conditions to Carry-Over to this Approval include: Encourage construction laborers to not park on streets when working on the site and to explore the possibility of providing a shuttle service or shared parking with the adjacent clinic during construction; and limited exterior façade illumination on street-facing facades to balcony or patio illumination.
- Size – The pervious approval focused on a five story project. The fifth story elements of this current proposal are minimal, and the sixth story element is even smaller. I appreciate the aesthetic of the point being higher, without creating many extra units, as the concern on height I often hear is a reflection of density and more people/parking-related impacts. Resident comments as part of the Imagine Madison process have focused on the east side of Park Street being smaller in height, as it abuts single family homes. I believe it is more appropriate to have height on this side of Park Street, and am therefore comfortable with the minimal fifth and sixth floors of this proposal.

I will support this project provided that the conditions noted above as well as those in the staff report are met. Thank you again for your thorough review of this project. Please do not hesitate to contact me directly with any questions. I will also be at the Plan Commission meeting on Monday evening.

Wells, Chris

From: Stouder, Heather
Sent: Sunday, July 09, 2017 2:28 PM
To: Firchow, Kevin; Wells, Chris
Subject: Fw: PELOTON REVISIONS

Kevin and Chris-
Please include the email below in the late items for PC. Thanks!
Heather

From: Eskrich, Sara
Sent: Sunday, July 9, 2017 1:38:00 PM
To: Robert W. Lockhart
Cc: Parks, Timothy; Stouder, Heather
Subject: Re: PELOTON REVISIONS

Hi Bob,

Thanks for your comments. I'm ccing Planning Staff so they can make sure they are shared with the Plan Commission.

I want to thank you for your engagement with this project. I know it has been frustrating for you.

To one of your points below, staff and I are supporting a condition of approval which would require all commercial restaurant-like tenants to be a conditional use (not automatically permitted), due to the lack of commercial space parking in the project. I believe a shared parking or other off-street solution would need to be in place for a restaurant to be permitted at this development.

Take care,
Sara

Sara Eskrich
DISTRICT 13 ALDER
CITY OF MADISON
(608) 669-6979
district13@cityofmadison.com

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From: Robert W. Lockhart <[REDACTED]>
Sent: Thursday, July 6, 2017 5:29 PM
To: Eskrich, Sara
Subject: PELOTON REVISIONS

Hello Plan Commission,

I am writing to express my views on the revised Peloton development at the intersection of Park Street and Fish Hatchery Road. The evolution of the development over the two years in which Bay Creek has tried to keep abreast of changes has been challenging. As a graduate architect and home designer myself, I have been especially interested in the development. I have worked with the Bay Creek committee assigned to represent Bay Creek's views and have

worked directly with T-Wall representative, Jon Hepner, and the architects, to add my experience in housing to the development.

My personal experience in my attempts to help has been frustrating. I am always thinking of the tenants, and found too many entities with too many varying goals to be effective in getting the best design for the whole complex. At this point in the process, I think that there are still some problems with intended parking, both related to the amount of commercial spaces available for tenants and for commerce, the swapping of spaces and time of use too. All parking for the complex has a direct effect on streets in the neighborhood, already overcrowded by varying needs. I was disappointed to see the TBD in the column for a public restaurant-bar type facility at the top floor of the point building, feeling this would add to, rather than help, the parking challenges, not to mention other effects such as noise, time-related. As far as the number of floors, I was under the impression that an original five floors with a loft was considered six by the fire department. Bay Creek was hoping for five total.

Architecturally, I have mixed feelings regarding the glass point design. The upper floors will have great views, but lower floors will not. In fact, we can plan on curtains being closed most of the time due to ugly electric poles, stop lights, headlights at night, etc. on lower levels. My original attempts were to create an iconic point without an all glass point building. Another disappointing result from my perspective. Enough said.

Robert W. Lockhart

From: Sara []
Sent: Friday, July 07, 2017 2:44 PM
To: Parks, Timothy; Wells, Chris
Subject: defer Peloton discussion please

Hello,

I'm a resident of the Bay Creek neighborhood and live close to the development proposed by T. Wall in the 1000 block of S. Park Street. Our neighborhood has been following closely this development through its many iterations. As a group we have not had a chance to discuss reactions to the latest proposal. We do have a neighborhood association meeting scheduled for the same night as the Plan Commission meeting (July 10). Please consider deferring your discussion of this item until the neighborhood association has had a chance to review and discuss.

Thank you for your attention to this matter.

Sara Richards

Firchow, Kevin

From: Ethington, Ruth on behalf of Planning
Sent: Monday, July 10, 2017 7:04 AM
To: Parks, Timothy; Firchow, Kevin
Subject: FW: Peleton

From: Allen Arntsen [mailto:████████████████████]
Sent: Sunday, July 09, 2017 9:44 AM
To: Planning
Cc: Eskrich, Sara
Subject: Re: Peleton

Greetings. My below message erred in stating that BCNA moved it's bimonthly regular meeting date to conflict with the July 10 Plan Commission meeting . It did not and the conflict with this Plan Commission meeting is unfortunate. Nonetheless neighbors and BCNA have known of this project and its various iterations for some time and a special meeting of BCNA to discuss this project could have been set, as occurred earlier this year. There has been ample opportunity for neighborhood input. Thank you.

Sent from my iPad
Allen Arntsen

On Jul 8, 2017, at 2:23 PM, Allen Arntsen <████████████████████> wrote:

Hi Tim: Could you please convey to the Plan Commission that I live about a block from the proposed Peleton development at Park and Fish Hatchery (821 South Shore) and am supportive of the project. I understand that some of my neighbors believe that there has been inadequate notice to support a Plan Commission decision. I disagree. This project has been the subject of a great deal of neighborhood input over the past years and the current iteration has been available for review and discussion for several months. It is too bad that the Bay Creek Neighborhood Association rescheduled its regular bimonthly meeting (typically the first Monday of alternate months) to July 10, which is when this project has been noticed for Plan Commission action. But the project and developer (and indeed the City and overall neighborhood, which has been looking forward to this empty lot being revitalized) should not have to incur delay because of this.

I have discussed this with Alder Eskrich, and am very supportive of the conditions that she proposes and that the Plan Commission imposed two years ago when it approved a prior iteration of this project. Because the project is a little thin on parking, but has great transit access, I hope the Plan Commission will consider requiring a CarShare location and perhaps a BCycle station to mitigate traffic and parking issues.

Again, I support this project and hope that the Plan Commission approves it, with appropriate conditions, at its July 10 meeting.

From: Allen Arntsen [REDACTED]
Sent: Saturday, July 08, 2017 2:13 PM
To: Parks, Timothy
Cc: Eskrich, Sara
Subject: Peleton

Hi Tim: Could you please convey to the Plan Commission that I live about a block from the proposed Peleton development at Park and Fish Hatchery (REDACTED South Shore) and am supportive of the project. I understand that some of my neighbors believe that there has been inadequate notice to support a Plan Commission decision. I disagree. This project has been the subject of a great deal of neighborhood input over the past years and the current iteration has been available for review and discussion for several months. It is too bad that the Bay Creek Neighborhood Association rescheduled its regular bimonthly meeting (typically the first Monday of alternate months) to July 10, which is when this project has been noticed for Plan Commission action. But the project and developer (and indeed the City and overall neighborhood, which has been looking forward to this empty lot being revitalized) should not have to incur delay because of this.

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Again, I support this project and hope that the Plan Commission approves it, with appropriate conditions, at its July 10 meeting.

Thank you

Allen Arntsen