

From: Consuelo Sanudo <sanudoc@tds.net>

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To: Parks, Timothy <TParks@cityofmadison.com>; Stouder, Heather <HStouder@cityofmadison.com>; Zellers, Ledell <district2@cityofmadison.com>; King, J Steven <district7@cityofmadison.com>; Carter, Sheri <district14@cityofmadison.com>; Arntsen, Allen <district13@cityofmadison.com>; ajstanz2@madison.k12.wi.us; bacantrell@charter.net; hiwayman@chorus.net; jpolewski@charter.net; jshagenow@yahoo.com; ken.opin@gmail.com; melissaberger2@gmail.com

Subject: IMPORTANT: Keep 2017 Peloton Conditions on Approval 55 & 61

To Plan Commission:

As a member of the BCNA, I am writing to urge you to include Conditions #55 and #61 for Peloton, which were approved by BCNA in 2017. They are specified below, and are very important to us, since we live very close to the planned Peloton building:

55. Any late-night (defined as open past 8:00 p.m.) restaurant, nightclub, brewpub, restaurant-tavern, or restaurant-nightclub proposed to occupy the commercial areas of the building shall be reviewed by the Plan Commission as a conditional use. This condition was included because there is no parking for night-time business establishments of the Peloton. Neighbors don't want to have to share in the fun with patrons leaving a late-night restaurant/bar that leases the 6th floor restaurant-like space that is part of the Peloton.

61. One parking space shall be included in the price of rent for each dwelling unit in the project (i.e. no separate rent shall be charged for the first parking space leased by the tenant of a unit), with the ability for a residential tenant to opt-out of this requirement (if they have no car). Parking spots were rolled into leases to address the fact that the Peloton's parking area was reduced between its 2015 and 2017 iterations and is insufficient in any event to meet the need for parking for its residents, people who work in its businesses, and residential and business guests. Wall said he would agree to this condition in 2015 if the city attorney's office approved it. The office approved it in 2017 and the need for parking has now increased with the proposed addition of another 16 units in the 2019 plan.

I am very thankful for the work you do, and would appreciate your prompt attention to this matter.

Best regards,

Consuelo Sanudo
sanudoc@tds.net