

MEMORANDUM

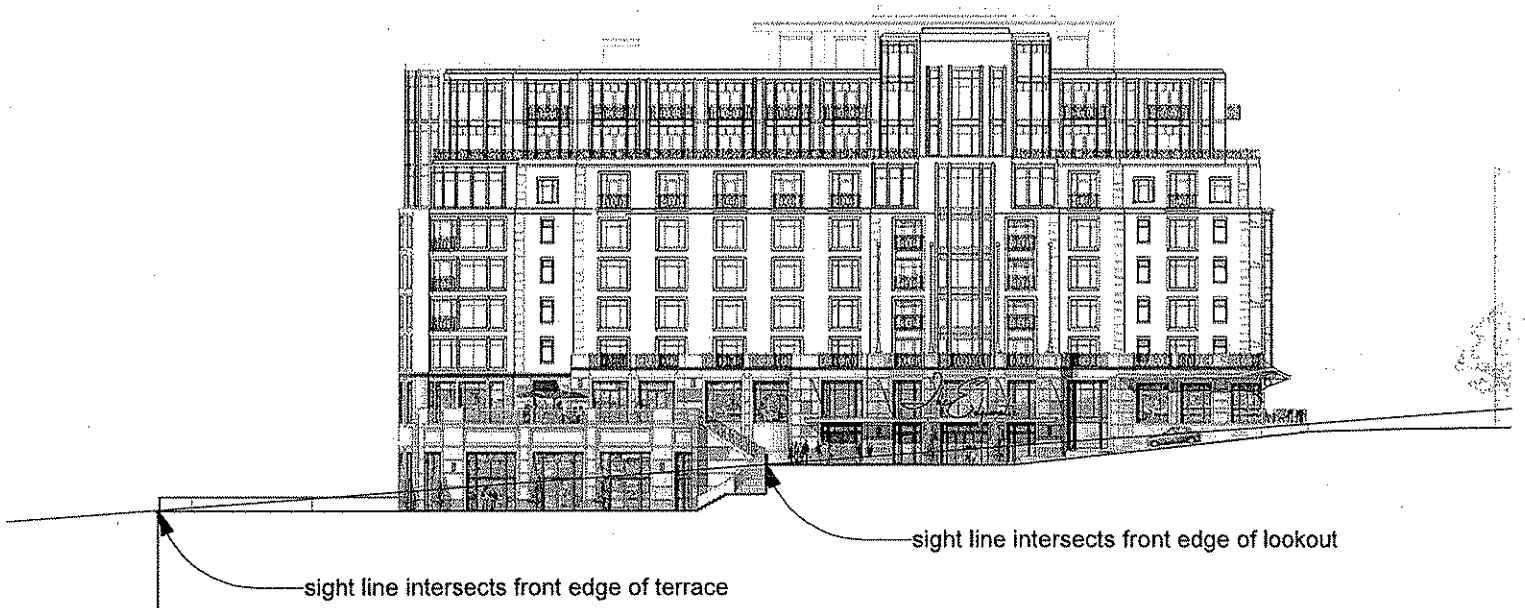
TO: Plan Commission
FROM: Edgewater Steering Committee
DATE: January 10, 2011
RE: Edgewater Public Access Agreement

The Steering Committee on the Edgewater only obtained the Edgewater Hotel Public Access Management Agreement draft Sunday afternoon, January 9th, along with proposed easements having to do with the hotel. The committee worked hard to understand these documents on Sunday afternoon, but without current plans and some explanation there were more questions than answers. The Mansion Hill Neighbors and individuals interested in the Mansion Hill Historic District have repeatedly asked for input on the Use Agreement, like the input that afforded Hill Farms Neighbors during the Target approval process, or the committee that was involved in the Brayton Lot planning exercise that shows up in the documentation that is before you. The subject is not only who can use the "Public Plaza," but how can it be used so that it will not be a detriment to the residential character that is so important to maintaining the Mansion Hill Historic District as a valued residential neighborhood. Noise, lighting, and view are all very important.

It may be that there are very few areas of disagreement in this Use Agreement, but on the other hand, there may be areas that are potential areas of conflict that could be agreed-upon early so as to avoid potential conflicts. A good example has to do with the ability of hotel or others to erect a tent on the Public Plaza. Briefly on page 11, at item 9, having to do with temporary structures, the erection of a tent or tents is anticipated. Immediately adjacent to the Public Plaza is the hotel ballroom which contains approximately 9,000 square feet. This is larger than the Hall of Ideas at the Monona Terrace Convention Center. The ballroom permits an indoor area where music could be played or guests could escape inclement weather. On the other hand, there are areas where a tent could be facilitated without damaging the view.

On extremely short notice, we have provided an attachment that shows two options illustrating how a special purpose tent could be permitted that could provide substantial cover for guests, but still not intrude on the view. The draft Use Agreement talks about 24 hours before and after an event, but an exception would be if events are going to happen sequentially. In other words, by planning some type of event, a tent could be in place almost permanently depending on the definition of "event." This is the kind of gaming that while it might not happen, should not be allowed to happen because it only breeds mistrust and conflict.

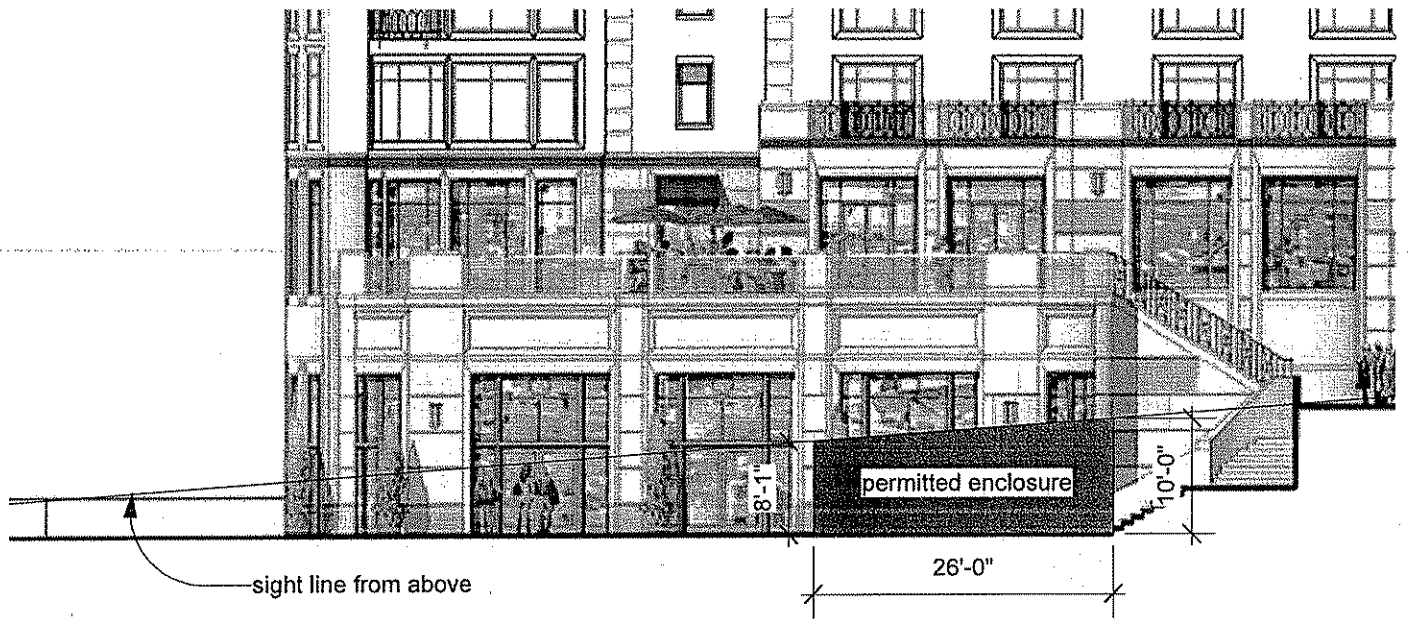
These illustrations are merely a starting point for what could be constructive discussions having to do with the view and temporary structures. We repeatedly asked for input during the drafting stage, but were rebuffed. Hopefully, this is the time for useful input from the people most affected by how the Public Plaza will be used.



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Sight Line @ Edge of Terrace

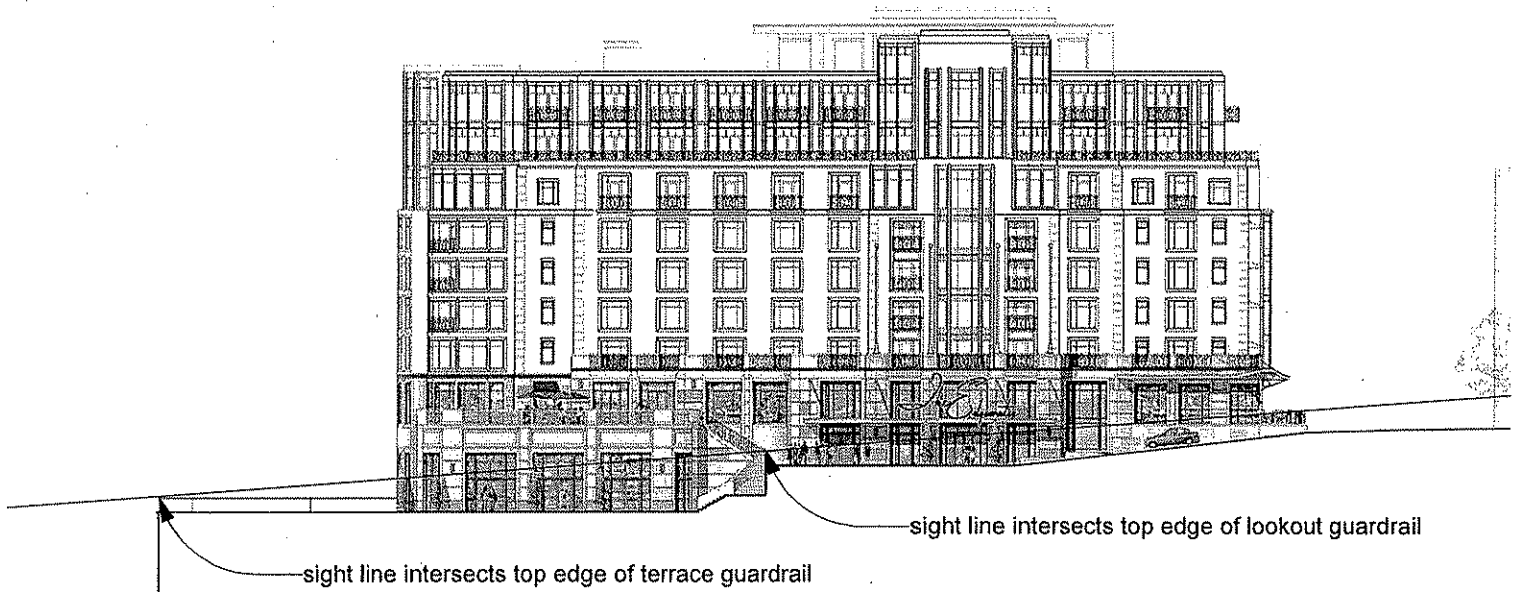
PDF Illustration from Hammis Drawing Submission March 10, 2010



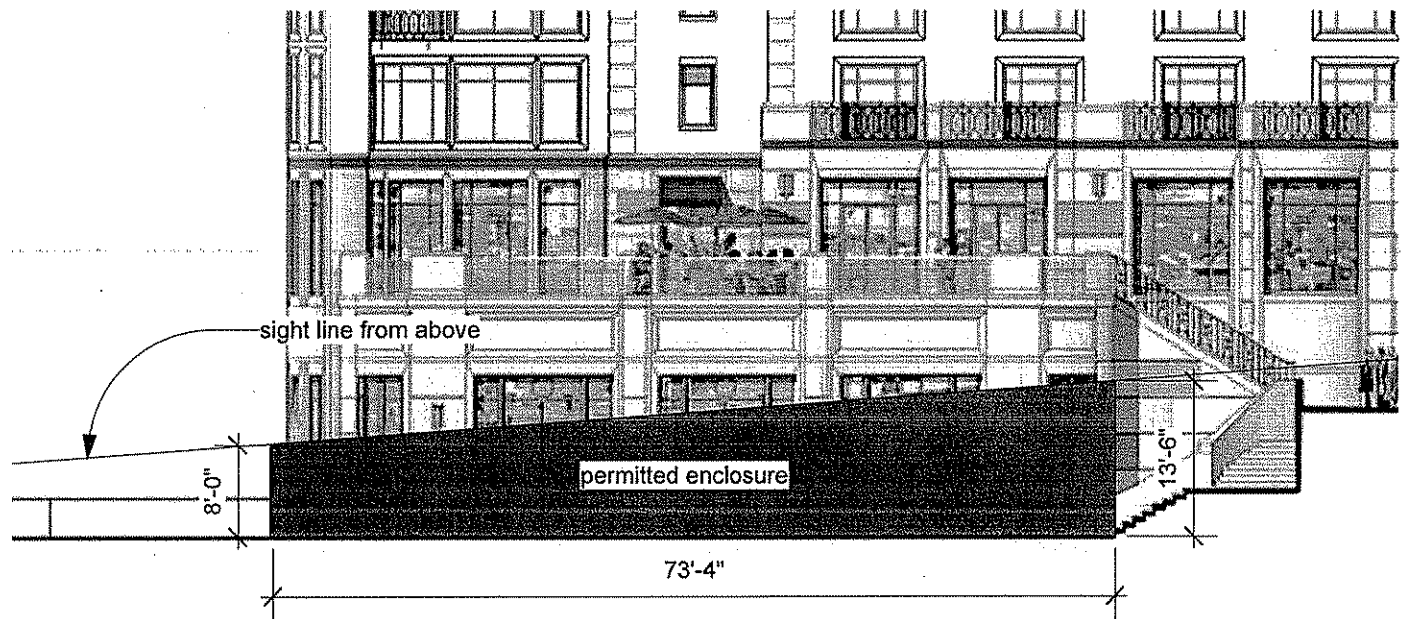
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Permitted Enclosure

Enclosure Does Not Block Lake View from Wisconsin Avenue



1 Sight Line @ Top of Guardrail
 PDF Illustration from Hammis Drawing Submission March 10, 2010



2 Permitted Enclosure
 Enclosure Does Not Block Lake View from Wisconsin Avenue