

To the Urban Design Committee:

I live on the 800 block of Lakeside and like all my neighbors, I use the intersection of Park and Lakeside on a daily basis and sometimes several times a day. As such we all know the dynamics of this intersection at a granular level. I bring my concerns about this intersection to the UDC because of how this building is designed and laid out with all of its automobile ingress and egress designed to pour in or out of a driveway dangerously situated in the midst of a very busy and somewhat chaotic intersection. Any traffic turning left from southbound Park onto eastbound Lakeside that needs to turn into the proposed building would upon entering the intersection and making its turn almost immediately begin breaking to turn left. If there is any westbound traffic on Lakeside waiting to turn right as is often the case (see Figure 2), then the left-turning residence waiting to turn into the driveway may very well cause traffic to back up into Park street creating a potentially dangerous situation. Neighbors in Bay Creek have long complained about a similarly situated left turn into the Amoco station at the corner of Olin and Park which often routinely causes intersection-blocking, slammed brakes and near rear-end collisions when someone turns left and then immediately brakes to turn left again into the station. And now the city seems to be giving its blessing to the creation another such hazard two blocks up the road, even knowing how dangerous the Olin-Park intersection can be. The area around 999 Park is already a complex and congested area with a series of roads (Park, Parr, Lakeside, and Fish Hatchery) all converging in one small space....now with a driveway being planned for practically the middle of one these intersections. This area just saw a major accident with a critical injury this last week at Parr which took out power for several hours. Several years ago, a car completely flipped upside down at the corner of Park and Fish Hatchery.

The near-neighbors of this intersection believe that the development proposal would be better served if the building's driveway were on Park Street just as it is at the same developer's building The Sofia, a few blocks south next to Pick N Save. This arrangement seems to work just fine and the BRT will run in front of The Sofia just as surely as it does at 999 Park. The same goes for pedestrians. Furthermore, if putting a driveway across pedestrian-filled sidewalks is something to careful about, I would argue that Lakeside currently has far greater pedestrian traffic than either side of Park Street does. Thank you for this opportunity to present my concerns with this project's design in terms of its impact on traffic.

Steve Davis



Figure 1—West-bound traffic on Lakeside weekday morning around 7:30 am



Figure 2 Left turn lane, southbound Park Street onto east bound Lakeside



Figure 3. A very busy, chaotic and dangerous intersection

From: [Ingrid Dilley](#)
To: [Urban Design Comments](#)
Subject: Written comments for Urban Design Commission meeting today on 999 S. Park St.
Date: Wednesday, February 4, 2026 2:05:04 PM

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Ingrid Dilley
ldilley@msn.com

I am for the development of 999 S. Park St.
I want it done safely and with aesthetics
I am a stager with experience at design and space
You are the Urban Design Commission!
Match the design with the neighborhood.
We are midcentury design neighborhood not a farm with barns!
Make this a seamless and show stopper design, set the pace for Park St.
Be the aesthetics of our city!
Be a magnificent example of mid century modern design
This is just a facade not changing the whole building

Good examples:

Monty's Blue Plate Dinner

Neon lightes, color palette, stainless steel

Park Terrace Apartments 45 N. Randall

Simple touches make it mid century modern

Victorian Row Houses on Williamson St.

Really a modern 20 apartment building

Like the TV show Miami Vice with it's art deco backdrop building it is really

Paint, lights, facade. Design elements

My house abutting 999 S. Park St.

1954 ranch ugliest house on the bay now has high curb appeal

Most expensive? No but matches design of neighborhood.

Location, location, location!!!!

Park St. and Fish Hatchery Rd. Major corridor of Madison

Make this a show stopper mid century design that matches the neighborhood

Then:

Desire to live in such a cool buidling

Desire of near by business to copy design elements

Increase in neighborhood satisfaction

Increase in Businesses on Park St. when neighborhood becomes attractive

Think:

Seamless to neighborhood

Show stopper attractive mid century design

Flat roof, neon lights, stainless steel, color palette, magnificent front door.

Is this an Unsafe Design?

I abutt this property and I am 58" lower than 999 S. Park St.

I am separated by a 84 year old retaining wall.

Your 4 1/2 story design becomes an 5 stories in my yard.

This is in your design a blank wall!!!!

I encourage you to have the roof of your building be for entertainment then people look out at the lake and not down into my yard and house.

I encourage you to think design aesthetics of seamless and show stopping

SET THE PACE for the mid century design of the neighborhood

From: [Ingrid Dilley](#)
To: [Urban Design Comments](#)
Subject: Fw: Photo Mock Up attachment with Ingrid Dilley's comments
Date: Wednesday, February 4, 2026 2:20:39 PM

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Sent: Wednesday, February 4, 2026 2:07 PM
To: Ingrid Dilley <idilley@msn.com>
Subject: Re: Photo Mock Up

Here is a draft image mock-up of how this development will impact my back yard view, consuming your view and looming over your house.

Ingrid Dilley

Abutting 999 S. Park St.

