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Sent: January 12, 2019 1:33 PM

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

Hello,

The reason for my e-mail is to express my support for two conditions of approval for the Peloton that are considered key by many residents of Bay Creek.

Given the consideration in 2017 of a nighttime restaurant or other high-volume establishment and the new proposal in 2018 to turn 16 lofts into 32 units, I strongly urge the Plan Commission and Common Council to retain Conditions on Approval 55 and 61 from 2017 should the increase in units be approved:

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.

61. That one parking space 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.

I also agree with these two suggested conditions as a way to mitigate the parking issue: 1) residential permits for parking should be instituted for surrounding streets (West Olin, Emerson, West Lakeside, Lake, Brooks, Midland, etc.). 2) Overnight street parking without a permit should not be allowed and daytime street parking for those without a permit should be limited to two hours.

I understand that due to the updated plans being received in mid-December that there were time constraints on the approval of these changes. However, that doesn't change the fact that the city's process calls for obtaining input from residents. These specific concerns have been expressed repeatedly throughout the planning process for this development.

I am greatly disheartened that the City would consider removing these conditions without allowing neighborhood residents the opportunity to provide input on the changes.

Respectfully,

Judy Robinson
Treasurer, Bay Creek Neighborhood Association