

From: Carrie Rothburd <crothburd@gmail.com>
Sent: January 11, 2019 4:14 PM
To: Firchow, Kevin <KFirchow@cityofmadison.com>; Parks, Timothy <TParks@cityofmadison.com>; Arntsen, Allen <district13@cityofmadison.com>
Cc: Ron Shutvet <rpyramid@aol.com>; Jacinda Kopp <jkopp826@yahoo.com>; Kitchel, Lisie E - DNR <Lisie.Kitchel@wisconsin.gov>; Steven Davis <davis@edgewood.edu>
Subject: Fwd: Peloton Conditions on Approval 55 and 61--Removed by Plan?

Hello again, Kevin,

One of our committee members reviewed the Conditions on Approval. Conditions 55 and 61 are no longer there. In addition the total number of conditions is now down to 50, which raises the question as to what conditions were deemed no longer relevant.

There is, in fact, no longer any mention of any restrictions on the rental establishment on the 6th floor other with respect to its requiring approval by Plan to mitigate its potential impacts of late-night noise and parking in the neighborhood, the impacts Condition 55 was designed to address.

Furthermore Condition #2 states *"remove reference to the parking/rent provision in Section 1 prior to final approval."* Does this refer to Condition 61? That condition was crafted to address the fact that the Peloton's parking area was reduced between the 2015 and 2017 iterations and is insufficient to meet the need for parking its residents, businesses, residential and business guests will generate.

Sara Eskrich worked with BCNA, with the City Attorney's Office, and with Planning staff on the first two iterations of Conditions on Approval 55 and 61 to address the impact of the Peloton on nearby neighbors. Nothing about the current Peloton plan mitigates its impacts with respect to parking or noise from late-night business. If anything that need has only intensified by the addition of 16 more units. There is no justification for removing conditions that were found to be satisfactory and necessary the first two times around.

We would like you to let us know what reasoning was employed in removing these Conditions and also what other approximately 10 conditions on approval were removed and why. Please provide us with this information as soon as possible prior to the Plan Commission meeting to review the Peloton.

Thanks,

Carrie Rothburd
For P&ED/BCNA