

# Agenda # 4

## ISSUES OF CONCERN TO BAY CREEK NEIGHBORS

### Development Process

Neighbors were brought into the decision-making process very late, after plans for Wingra Point II were more or less finalized. This did not leave us enough time to take a position as a neighborhood association. A sizeable group of concerned neighbors, who attended neighborhood association meetings and meetings with the development team, has been lobbying to suggest solutions to traffic, parking, pedestrian safety, and storm water management issues that require attention.

This hasn't been easy. We've received the assurance that our concerns are important, but satisfactory plans have not been a part of either the planning staff's report or our conversations with T. Wall. We feel strongly that we haven't been treated as a partner in ongoing negotiations. Nor have our concerns been recognized by planning or Wall as the opinion of the community. That is why we circulated the attached petition, which we took to about 225 households. Of these, about 200 signed.

These 200 neighbors believe that the protection of our community, which includes Monona Bay, is important. They advocate finding solutions to the issued outlines below:

### Traffic Congestion

The site is bordered by the South Park/Fish Hatch/Parr intersection to the north, South Park/West Lakeside to the east, and Fish Hatchery and Brooks to the west.

The intersection of South Park and Fish Hatchery is a bottleneck for traffic (**See our attached drawing of the number of overlapping turns that occur at West Lakeside and Parr streets along South Park**).

This situation is further complicated by the presence of ambulances heading north from the beltline to Meriter and St. Mary's as well as ambulances heading west and turning onto South Park at West Lakeside and West Olin.

There were 10 accidents at this intersection in 2014. Just this past Monday, June 8<sup>th</sup>, a vehicle swerved to avoid an ambulance, flipped, and wound up on the sidewalk quite close to where the city proposes to locate the garage entrance to Wingra Point II (**See attached photo**).

The city has proposed to remove the pedestrian island at West Lakeside to accommodate cars entering the Wingra Point II parking garage on South Park Street. It has also proposed to prohibit cars turning left out of the parking garage onto Park Street and, at our request, is considering a structural impediment to prevent left turns there.

What goes on at South Park and West Lakeside has an impact upon South Park and Fish Hatchery and vice versa. The additional turns into and out of the garage adds yet more pressure to this already complicated situation. We believe it is a mistake to locate a garage entrance in the midst of two already bad intersections.

We further find it unwise—bordering on irresponsible—to eliminate the pedestrian island to allow the left turn in at West Lakeside. Lastly we find it unlikely that the impediment to right turns that Traffic

of the bay and the risks to it of inadequate planning for storm water management make it a bad idea to add the density proposed.

We love our community and urge you to take stock with us of what makes it so special before rushing headlong into development that stands to compromise what should be preserved—its quiet, its pedestrian friendliness, its beautiful bay. Rather than convert Park Street into a fast-moving, urban corridor divorced from South Madison's longstanding neighborhoods—a corridor from which our homes and streets need to be cut off and shielded—we urge you to heed prior planning documents and take steps to integrate Park Street into our communities.

Mr. Wall has proposed 5 stories for this site and yet his elevations indicate 5 ½ or 6 stories at the point of the site. We urge you not to allow this development to creep to 5 ½ or 6 stories. We urge you to allow no more than 4 stories.

### **Storm Water & Other Issues**

The Plan Commission has approved Wingra Point II with a condition for plans for storm water management to follow; however when quizzed by Plan commissioners, the engineer in charge of this had only the vaguest answers to the simplest questions about these plans. The city has requirements for storm water management. These need to be enforced.

We want to underscore that there should be no repeat of the past problems on this site and that a successful plan for monitoring the developer's storm water management practices needs to be in place before construction begins. We would argue that it should be in place before approval of plans since those plans may require reconfiguring to accommodate adequate storm water management. In that case all concerned parties—including neighbors—should be allowed to weigh in on the changes.

*Additionally:*

We request that hallway and stairwell lighting for Wingra Point II be shielded from outside view.

We urge a discussion of the affordable housing units so conspicuously absent in this development to ensure the future health of South Park Street and Madison as a whole.

### **Our Position in Brief**

We are the quiet voice amid the shouts for increased density that says that more and bigger are not always better if not considered in context. Development and density bring with them their own set of new problems, and we should commit to addressing and solving these problems before we build, not after.

