



Office of the Common Council

Ald. Sara Eskrich, District 13

City-County Building, Room 417
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703-3345
Phone (608) 266-4071
Fax (608) 267-8669
district13@cityofmadison.com
www.cityofmadison.com/council/district13

To: Members of the Plan Commission
From: Sara Eskrich, District 13 Alder
RE: 1032 South Park Street
Date: August 27, 2017

Thank you for your thorough review of the revised Peloton proposal before you on Monday, August 28. I held a neighborhood meeting on the revised project, and though updated plans were not yet available, the meeting was well-attended and neighbors were informed about the changes you see before you and informed via email when the new plans were available.

The general comments we have been receiving have not changed, some support the height and density and others do not. There are concerns about traffic risks, inadequate parking, bike and pedestrian safety, possible negative environmental impact, and general community impact. There is support for more commercial space, residential density to support businesses and safety with more eyes on the street, and general apartment space to help with our housing demand in Madison.

Many of the concerns and changes requested by the Plan Commission and residents have been addressed in the revised plans and staff conditions of approval. I appreciate the applicant doing this important follow-up work. The following are additional elements to help address neighborhood concerns and elements I hope you will consider as conditions of approval, as you did during original approvals:

- Green Roof – A green roof was required as a past condition of approval, and should remain part of this project, as proposed.
- Bike and Car-Share – the applicant should be required to include a ride-share vehicle as a condition of approval, as was required previously. Additionally, the applicant should consider a bike-share station and the staff-recommended bike improvements to the property to encourage this mode of transit.
- Commercial Space and Use – I agree with Planning Staff's recommended condition to strengthen and expand the required condition from previous approvals regarding mandating a conditional use for any restaurant, nightclub, brewpub, restaurant-tavern, or restaurant-nightclub commercial tenant.
- Additional Conditions to Carry-Over to this Approval include: Encourage construction laborers to not park on streets when working on the site and to explore the possibility of providing a shuttle service or shared parking with the adjacent clinic during construction; and limited exterior façade illumination on street-facing facades to balcony or patio illumination.

I **support** this project provided the conditions noted above, as well as those in the staff report, are met. Thank you again for your thorough review of this project. Please do not hesitate to contact me directly with any questions. I will unfortunately not be able to attend the meeting tomorrow in-person. I apologize for the conflict.