

To: Planning Commission  
From: Thomas R. Ulrich  
Re: Keep 2017 Peloton Conditions on Approval 55 & 61  
Date: January 13, 2019

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I write as a near neighbor to the future Peloton from my home on Fish Hatchery to ask you to preserve the important Conditions on Approval that were attached to it in 2017 by the Common Council. These are:

Former CoA 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.

Former CoA 61. One parking space shall 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 (if they have no car).

The first of these conditions has been attached to the Peloton since 2015 because the development offers no parking for its night-time business establishments of the Peloton. Without such parking, there is nothing to protect neighbors, such as myself, from the noise of patrons leaving a late-night restaurant/bar that might lease the 6th floor restaurant-like space that is part of the Peloton.

Parking spots were rolled into leases in 2017 to address the fact that the Peloton's parking area was insufficient to meet the need for parking for its residents, people who work in its businesses, and residential and business guests. I can assert that I and my neighbors already deal with being blocked into our driveways on occasion by people living in Wingra Point I.

Nothing has changed about the Peloton to warrant the elimination of these conditions in 2019. In fact if anything there is more need for them now than before with the addition of 16 new units. Wingra Point I has already had a deleterious impact on the homes within the Wingra Triangle. Please don't make it worse.

Our alder has expressed to us his backing for these Conditions, which have the support of the majority of near neighbors and the leadership of BCNA.