

Bay Creek Neighbors –

I want to thank you all for your participation so far in the development project at the corner of Park Street and Fish Hatchery (Wingra Point II). I believe that we had a robust, if rushed, public input process – with three alder-sponsored neighborhood meetings, more neighborhood association meetings, the revival of the BCNA planning and economic development sub-committee, an online survey, and a neighborhood petition. The development team and the city did our best to address concerns identified by neighbors in the final project that was approved by the Common Council on Tuesday night. Here are some of the ways that particularly the petition conditions were addressed:

- Parking: Though parking continues to be a concern, I believe that the added density on this traffic corridor and potential future improved transit route will minimize the need for multiple cars per rental unit and encourage the use of alternative modes of transit – something that we value as a city. We further addressed parking, commercial use concerns, and construction concerns with the below conditions of approval.
 - Conditional Use for Future Food and Beverage Uses: Any proposed Brewpubs, Nightclubs, Restaurants, Restaurant-nightclubs, and restaurant taverns operating after 6pm for this development must obtain separate conditional use approval. This is to limit high-traffic businesses from occupying the commercial space without further discussion, particularly emphasizing the need to pursue shared parking arrangements with some of the daytime business parking in the area (ex. Clinic parking lot on same site).
 - Ride Share Car: Will be provided in the development for tenant use.
 - Construction Parking: That construction laborers shall not park on streets when working on the site and that the developer attempts to work out a solution with the University of Wisconsin for shared parking and explore the possibility of providing a shuttle service for construction workers during the construction of this project.
 - Residential Parking Permits: Residents of the new development will not be granted residential parking permits for on-street parking.
- Stormwater Management: Conditions regulate this project as robustly as the city and state allows with regard to construction runoff and storm water management. Note that this is a place of high environmental impact due to proximity to Wingra Creek and Monona Bay, and the Urban Design Commission should continue to work with the development team on additional storm water management improvements on the site. The project must go back to UDC for final approval.
 - Green Roof: The applicant will add a green roof over the townhouses, along with the originally proposed green roof/terrace.
- Left Turn on South Park Street out of Development: The development team had agreed to make the entrance/exit on Park Street a right turn only, but we heard clearly from neighbors that something physical needed to prevent lefts and straight across to Lakeside out of the development. This is the traffic pattern that city Traffic Engineering is most comfortable with for safety. There will be a median instituted at this intersection that will prohibit lefts from Lakeside south on Park Street and from the development left on Park or straight on Lakeside.
- Additional Condition for Good Neighbor Standards: That there shall be no exterior facade

illumination on street-facing facades above the first floor. (This does not prohibit balcony illumination or patio illumination.)

Next Steps:

I will keep the neighborhood abreast of the final approval schedule with the development team and city staff. Once the new conditions are incorporated into the design, the project will go back to the Urban Design Commission for final approval. I will let you know when that's scheduled.

Thanks again for your participation. It's important to me that we have clear and transparent communication and decision making in development processes. When these discussions happen with development teams, we are able to incorporate much more into approvals. We have much better projects as a result of neighborhood input.

Best,
Sara