

From: Park Street Neighbors

Sent: Wednesday, June 03, 2015 2:24 PM

To: Parks, Timothy; Cornwell, Katherine; Eskrich, Sara; Steven Davis; crothburd; Halvorson, Eric; Ross, Arthur

Subject: Re: Comments for Plan Commission from Bay Creek neighbors

Hello,

Please include this document in the packet you will be sending out related to the consideration of Wingra Point II by the Plan Commission next Monday. It is the Bay Creek neighbors' petition concerning the development with signatures as of 11:00 a.m. on Monday.

We have also sent you the neighbors' letter to Commission members in a separate email to avoid the risk of bounceback due to size of attachments.

Please forward both documents to City staff and Commissioners who are part of the decision-making process for Wingra Point II.

Thank you very much.

To the Plan Commission:

This letter represents the views of Bay Creek neighbors in the vicinity of the proposed Wingra Point II. Our views are the result of months of information-sharing and input by neighbors to identify our concerns and priorities regarding the impact of Wingra Point II. Since late January we have held 6 formal neighborhood meetings, 3 sponsored by our alders and 3 under the auspices of the Bay Creek Neighborhood Association. BCNA Planning & Economic Development committee and concerned neighbors scheduled an equal or greater number of formal and informal meetings. The input gathered at these meetings was supplemented in April by an electronic survey circulated by our alder. Through this process, we have identified conditions that would lessen the impact of this proposed development on the neighborhood. The attached petition, signed to date by about 180 neighbors, shows support for these conditions. We will provide further signature as they are collected.

Three clear and constant concerns have been identified by neighbors. They are: parking overflow; traffic flow and pedestrian/bike safety; and storm water runoff.

Many neighbors agree that the move toward increased density in Madison is appropriate. We also recognize that the intersection of South Park and Fish Hatchery represents a very important site for development. However, we believe that urban infill must be accompanied by adequate planning to ameliorate the problems that it can cause. The challenges raised by increased density at this location are especially acute because of its particular characteristics, including tight space; high water table; proximity to Monona Bay and the bay's susceptibility to runoff; proximity to established low-turnover, single-family dwellings; and the merging of two major roadways.

There are also features of the proposed Wingra Point II development that seem to work at cross-purposes with goal of improving Park Street. Despite the acknowledgement by T. Wall and city planning staff that neighbors' concerns regarding parking, traffic, and storm water management are legitimate, neither the development team working with T. Wall Enterprises nor the city is currently offering tangible solutions to address them.

We, therefore, recommend to the Plan Commission conditions on development that we think would lessen the impact of Wingra Point II on Bay Creek and help to better integrate it into the surrounding neighborhood.

1. Parking. Given that the building proposed is essentially situated on an island formed by 2 large streets, we anticipate spillover parking into surrounding residential streets to become a serious issue for the community. The parking spots provided are in line with the number of living units overall, but are insufficient to accommodate multiple-car households and residential or commercial guests.

In addition, the proposed accommodation for day-time commercial parking presumes that a "sufficient" number of residents will vacate their unassigned parking spots on the ground-level parking garage by day and that the owner of the building will select only low-volume business occupants. These flex spots will revert to resident use only at 8 p.m. However the developer has begun to talk about including a night-time restaurant or other high-volume destination and has included roll-up windows in the commercial space at the point to allow for summer outdoor seating. In this case, ALL evening commercial parking will occur on adjacent residential streets. Though Planning staff conducted a parking study on the impact of the retail spaces, they only measured availability during daytime hours.

We note the following facts in substantiation of our concern:

- City Planning staff has indicated to us that a proportion of tenants will choose not to lease a parking stall and instead take their chances on finding street parking.
- Neighbors west of Park Street have identified spillover parking on Brooks, High, and Midland Streets as a constant and growing problem since Wingra Point I, which has 66 parking spots for 67 units.
- West Shore, South Shore, West Lakeside, Emerson, and close-in cross streets are currently filled by local businesses and commuters. Patrons and employees of 2 small restaurants in the 1000 block of South Park regularly fill Lakeside and Emerson Streets up to Lowell Street with cars.
- Tenants of existing apartment buildings in Bay Creek rely on on-street parking for their cars.
- The noise, congestion, and extra traffic Wingra Point II will bring to quiet residential streets during night-time hours will lead to a major reduction in the quality of life for nearby neighbors.

For this reason, we propose that:

- 1) No restaurant or other high-volume night time retail destination should be allowed to lease the*

commercial space at Wingra Point II until permanent and significant off-street parking arrangements can be provided. The developer should enter into discussions again with Wingra Clinic to gain access for both commercial and residential tenants of Wingra Point II to their excess parking spaces. The city should use whatever influence it may have to encourage this negotiation, including citing the South Madison Neighborhood Plan recommendation for shared parking areas among businesses along South Park Street.

2) All apartments should have a parking space automatically included within the lease.

3) Overnight parking bans should be incorporated for the surrounding streets with no residential permit for any residents of Wingra Point I or II.

2. Traffic and Pedestrian/Bike Safety. This development proposes to add a 164-unit/220-bedroom building in a very tight space at 2 very busy, complicated, and dangerous intersections—South Park, Fish Hatchery, and Parr and South Park and West Lakeside. While the intersections of South Park and Fish Hatchery and of South Park and West Lakeside may be technically separate entities, pedestrians and drivers experience them as linked. Northbound traffic on South Park that is frequently backed up to south of West Lakeside Street presents difficulties for pedestrians crossing at West Lakeside. Similarly cars making the sharp right turn from Fish Hatchery onto South Park southbound focused on southbound traffic present dangers to anyone attempting to cross South Park at West Lakeside.

Incredibly the garage door for all commercial and some residential parking at Wingra Point II is placed directly off of this complex and tangled streetscape. Drivers will enter and exit the garage at this congested spot where pedestrians cross and where cars turn left from South Park onto West Lakeside, turn right and left from West Lakeside onto South Park, and just a few yards from where cars turn right from Fish Hatchery onto Park.

With the increase of pedestrian traffic that Wingra Point II will bring (including residents attempting to cross to gain access to bus stops on both sides of South Park and Fish Hatchery and students attending Franklin elementary heading down West Lakeside), the added complication of cars turning into a parking garage opposite West Lakeside raises additional concerns for pedestrian safety. However there are no new pedestrian safety measures at the intersection of South Park and Fish Hatchery in the offing. Planning staff informs us that "there is no one solution that will improve the operation of [the right turn from Fish Hatchery onto South Park] that does not worsen safety to the public elsewhere. Changes to [the intersection of South Park and Fish Hatchery will] not be considered related to this development and changes are not recommended at this time."

We note the following facts in substantiation of our concern:

- The 3-street intersection was singled out in the South Madison Neighborhood Plan as one of 3 along South Park Street needing redesign.
- West Lakeside Street, which connects South Park and John Nolen, is a residential street beset by well-documented speeding and high traffic-volume problems. In a Traffic Engineering study in 2001 West Lakeside scored the highest on criteria (speeding and accidents) related to the need for traffic-calming measures. Neighbors continue to note numerous instances of speeding, despite the installation of two traffic islands at the intersection of Lowell and West Lakeside Street.
- Neighbors witness repeated accidents at the 3-street intersection. The Madison Police Department recorded 10 accidents at this intersection in 2014.
- The flag on the traffic-calming island at the intersection of Fish Hatchery and Appleton Streets has been knocked down 14 times since its installation following the completion of Wingra Point I.
- New large developments along other major roads such as East Washington place their main garage doors on side streets.

Therefore we urge that:

1) The main entrance and exit to the garage be placed on High Street at the south end of the proposed development with a right turn only onto South Park at High. This location is far safer and allows for a left-turn lane into the development from South Park without snarling traffic. Traffic Engineering has informed us that it had originally chosen this location as the best site for the entrance to the building, but moved it to South Park when T. Wall requested relocating it based on the volume of commercial traffic he anticipates.

Should there be sufficient reason for the garage door to remain on South Park, we recommend that:

2) There should be only right turns south onto South Park from the parking garage exit with structural impediments to physically prevent left turns or crossings over to West Lakeside for entry or exit.

In addition:

3) *The painted island on Fish Hatchery at Brooks Street should be revisited and traffic calming features more appropriate to this site and further down Fish Hatchery considered in conversation with the alder and with neighbors, many of whom voice the need for a more effective solution for protecting pedestrians crossing the street especially in light of the increased flow of traffic to and from Wingra Point II. (We recognize that Traffic Engineering has heard from some neighbors in the past that this painted island was their preferred solution, but current opinion is that this is not a working solution.)*

4) *The bike lane along Fish Hatchery needs to extend north of Brooks Street. Bike traffic accommodations need to be added to surrounding streets to accommodate and encourage bike commuting from Wingra Point II.*

5) *Prominent pedestrian crossing markings should be added to Park and Fish Hatchery and the timing of the lights on the right turn lane off Park onto Fish Hatchery be altered to allow for easier and safer crossing.*

3. Water Quality. We have witnessed the impacts of poorly planned storm water management at this site on repeated instances in the past. The Bancroft Dairy was a source of runoff into the bay. During the construction of Wingra Clinic, despite the supposed existence of adequate storm water management plans, there were 12 instances of muddy runoff documented by neighbors between July 18, 2012 and June 26, 2013. (<http://contractortruth.blogspot.com>). Given the importance of such management to the local environment and to the long-term sustainability of a building on this site, it is unconscionable to grant approval to proposed plans without first ensuring that they can incorporate an effective management plan based on best practices.

We note the following facts in substantiation of our concern:

- At the last UDC meeting one of the major reservations on approval discussed at length by members was the inadequacy of the current storm water management measures.

We urge that:

1) *The plans not be approved until they show adequate and best practice storm water management measures including additional green space, possibility a green roof (open to the public) and bioswales.*

4. Building Height. The above concerns about this development stem from its proposed density. While neighbors do not reject the value of density, we find that the density proposed for this particular site at this time is not workable due to the specific characteristics of the site.

We note the following facts in substantiation of our concern:

- The City currently lacks the regulatory tools for managing high density (for instance, flexibility in setting street parking limits to other than a 2-hour daytime maximum).
- The City is unwilling to make the substantial changes to traffic patterns and traffic regulatory features at the two intersections mentioned that would make it possible to integrate high density at this location safely (for example, major redesign of the involved and interdependent intersections).

Thus we request that:

1) *The buildings on this site be limited to a height of 4 stories.*

Other Concerns: Several other issues raised by neighbors that have also drawn considerable attention and support in meetings are:

Shading of side streets: *The computer study that T. Wall completed and shared with neighbors reveals several homes and businesses along South Park, West Lakeside, and Parr Streets cast in shade by Wingra Point II during the late afternoon during winter months. We request the exploration of architectural design features to identify and incorporate a way to preserve sunlight for these buildings.*

Shed lighting of stairwells and other building features: *The necessity to provide adequate interior building lighting for safety should not be "shared" with neighbors. We request adequate light shielding features to prevent the light from spilling over into adjacent streets.*

Commercial space: *The building should be a positive asset to the community, adding local businesses for shopping and gathering spaces for neighbors and neighborhood groups. We request exploration of suitable sustainable businesses for the building's commercial spaces and the possibility of assigning a space for the purpose of neighborhood- and South Madison-based nonprofit meetings at no cost.*

REGARDING CONDITIONS FOR DEVELOPMENT OF WINGRA POINT II FROM NEIGHBORS

The undersigned neighbors who live in the vicinity of South Park Street and Fish Hatchery (Bay Creek) can support development along South Park Street if it will be an asset to our community—now and in the future. We recognize the importance of development to the city as a whole and to South Madison in particular.

However, we have significant concerns regarding the proposed development, Wingra Point II at 1004 & 1032 South Park (at the intersection with Fish Hatchery). We urge you to seriously consider and adopt the conditions below to minimize the adverse impact of Wingra Point II upon the use and enjoyment of our property.

PARKING – Inadequate on-site parking for residents, especially for the commercial units, compounded by the absence of adequate parking for tenants' guests, will lead to spill-over parking problems west of Fish Hatchery and east of South Park. Therefore:

- 1) There should be **no restaurant, bar, or other high-volume night-time retail destination without significant and permanent off-street parking** accommodations added to the development. Such accommodations might include more aggressive, city-facilitated negotiations to gain access to spaces in the adjacent Health Clinic parking lot.
- 2) **On-premise parking should be included in the leases of all Wingra II tenants** to discourage street parking.
- 3) **The City should institute a one-hour limit on parking from 6 p.m. to 8 a.m. on surrounding residential streets for cars without permits. No permits should be issued to residents of 1004 or 1032 South Park for second cars.**

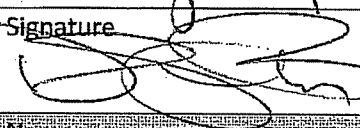
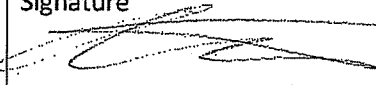
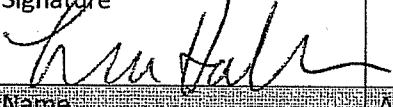
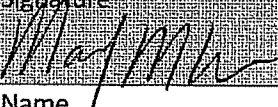
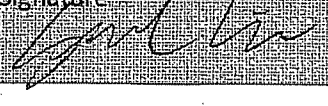
TRAFFIC CALMING & PEDESTRIAN/BIKE SAFETY – The intersection of South Park, Fish Hatchery, and Parr Streets is complex and very congested. West Lakeside, which intersects with South Park directly across from the location of the proposed parking garage is increasingly beset by well-documented traffic and speeding problems. The addition of this development will exacerbate these problems. Therefore:

- 1) **The left turn into the garage on South Park should be located at the far south end of the development at High Street and the entrance at South Park eliminated altogether.**
- 2) However, should there be sufficient reason for the garage door to remain on South Park, **there should be only right turns south onto South Park from the parking garage exit** with structural impediments to physically prevent left turns or crossings over to West Lakeside for entry or exit.
- 3) There should be a **regular light cycle, flashing pedestrian warning signals, and other crosswalk safety improvements to control traffic turning right onto Fish Hatchery from South Park.**
- 4) **The painted islands on Fish Hatchery at Brooks Street should be replaced with a permanent raised island and other traffic calming features** considered along Fish Hatchery to protect pedestrians crossing the street and to accommodate the increased flow of traffic to and from Wingra Point II.
- 5) **The bike lane along Fish Hatchery needs to extend north of Brooks Street and bike traffic accommodations need to be added to South Park and surrounding streets.**

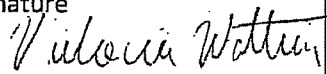
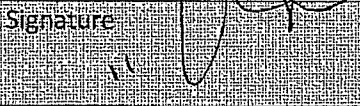
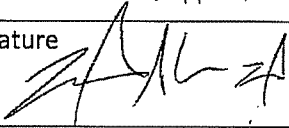
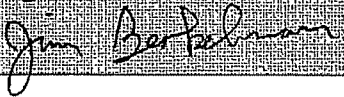
STORM WATER MANAGEMENT – Storm water runoff during construction and after should be carefully monitored/documented according to recognized best practices to minimize impacts on our precious and already stressed Monona Bay.

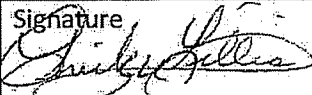
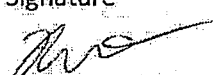
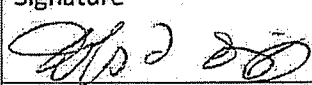
BUILDING HEIGHT & DENSITY – The proposed development comprises 164 units/220 bedrooms and up to 8 retail spaces across 4 buildings ranging in height from 3 to as much as 5.5 stories. This massing is the cause of the concerns enumerated by neighbors at meetings, including parking, shed night light, blockage of sunlight into adjacent streets. The proposed development should be of human scale and contribute to a more livable, user-friendly South Park Street. Therefore:

- 1) **The buildings that are currently proposed at 5 stories or taller should be kept to 4 stories.**

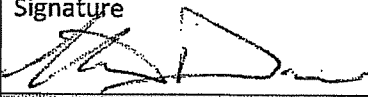
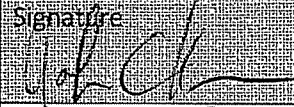
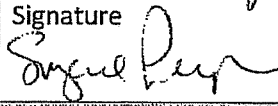
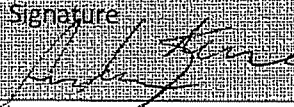
Name Dana Lynn Harper Rayner	Address 350 E Lakeside
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Name ANDREA BLATTNER	Address 523 W. OLIN AVE
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Name Anna Boatman	Address 1304 Drake St #12
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Name Jenny Hayes	Address 534 Spruce St
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Name Lisa Haller	Address 1213 Hickory St
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Name Marianne Wells	Address 3320 CHICAGO AVE
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Name Julie Kvea	Address 523 W. Olin Ave
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Name Sam Irwin	Address 205 N. Ingalls St
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Name LAUREL KINOSIAR	Address 629 CEDAR STREET
Signature " "	" "
Name TWIN YOUNGER	Address 602 Cedar St.
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Name SALLY YOUNGER	Address 602 CEDAR ST.
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Name PATSY BAMBROCK	Address 510 CEDAR ST.
Signature Patsy Bambrack	
Name ERIC CHASE	Address 504 Cedar St.
Signature Eric M. Chase	
Name RON WIECHI	Address 605 Cedar St.
Signature Ron Wiechi	
Name JILL BESKE	Address 601 Cedar St.
Signature Jill Beske	
Name BARRY L. BESKE	Address 601 Cedar St.
Signature Barry L. Beske	

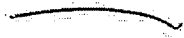
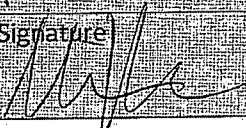
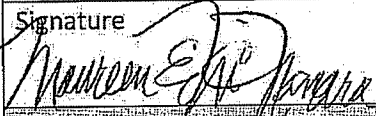
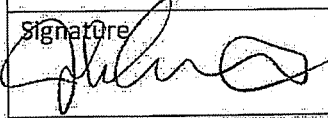
Name Victoria Watkinson	Address 1034 Short St
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Name ZACK EDRALE	Address 1033 Short St 53715
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Name Laurie Robertson	Address 1005 N Wingra Dr 53713
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Name 	Address 1001 N Wingra Dr
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Name HUNTER CANNORS HELM	Address 913 N. WINGRA DR.
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Name 	Address 905 N. WINGRA DR.
Signature 	
Name Karen Leamy	Address 1217 N. Wingra Dr.
Signature 	
Name Jim Berkelman	Address 1309 N. Wingra
Signature 	

Name CONVERSE SATURN	Address 805 W LAKE SIDE ST.
Signature 	
Name D. J. Olson	Address 1012 Lowell St
Signature 	
Name Chick Lillis	Address 1014 Lowell St
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Name Donald McCoolley	Address 802 W. Lake Ave
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Name Colleen McCoolley	Address 802 W. Olcott St Madison
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Name Pam Bernier	Address 802 W. Lake Ave
Signature 	Madison
Name Jeffrey L. Swiggum	Address 833 W. Lakeside
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Name Bree McGrath	Address 909 Lowell St
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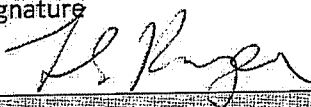
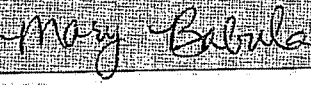
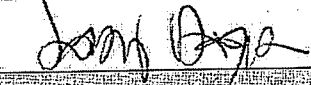
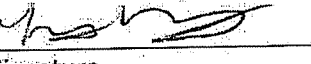
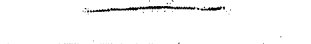
Kevin Clark 315 Kosten St
 M. O. C. 2 " " "
 Joanne Kirkland

Name Steven Davis	Address 813 W. Lakeside St.
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Name JOHN HERMANSON	Address 817 W LAKESIDE ST
Signature 	
Name Suzanne Peyer	Address 11 Suzanne Peyer
Signature 	
Name Coco Bushmont	Address 837 W. Lakeside
Signature 	
Name Anna Stevens	Address 801 W. Lakeside
Signature 	
Name Andrew Stevens	Address 801 W. Lakeside
Signature 	
Name Kathryn Coleman	Address 801 Emerson St.
Signature 	
Name John Westfall	Address 721 Emerson St
Signature 	

Name	Address
Mitch McGroarty	909 Lowell St
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Mitch McGroarty	
Name	Address
Nora Cecchini	908 Lowell St
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Colin O'Brien	
Name	Address
	908 LOWELL
Signature	
Name	Address
Michael Lomax	727 So. Shore Dr
Signature	
Name	Address
Bethany Ness	724 W Lakeside
Signature	
Bethany Ness	
Name	Address
Janelle Manns	818 W Lakeside
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Janelle Manns	
Name	Address
STEFAN WESTMAN	818 W LAKESIDE
Signature	
Stefan Westman	
Name	Address
Jesse Hernandez	800 W LAKESIDE
Signature	
Jesse Hernandez	

Name Jess Powell	Address 540 W. OLIV AVE
Signature Jess Powell	
Name Monica Myers	Address 822 W. Lakeside St
Signature 	
Name MAUREN E MCNAMARA	Address 826 W. Lakeside St #8
Signature 	
Name Jacqueline Pratt	Address 810 W. Lakeside St
Signature Jacqueline Pratt	
Name John Lanani	Address 717 W Lakeside St
Signature 	
Name Morel Stackhouse	Address 705 W Lakeside
Signature 	
Name ROBERT KOEHLER	Address 810 W. LAKESIDE
Signature Robert Koehler	
Name Robert Kozel	Address 826 W. Lakeside St #7 Madison, WI
Signature Robert Kozel	

Name	Address
Helen Kitchel	225 Potter
Signature	
Helen Kitchel	Madison
Name	Address
Ang Rock	610 West Shore
Signature	
Ang Rock	Madison
Name	Address
Carol Marshall	210 W. Lakeside
Signature	
Carol Marshall	Madison, WI
Name	Address
Cary Segall	614 Emerson St
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Cary Segall	Madison 53715
Name	Address
Odvar Kloved	606 W. Shore
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Odvar Kloved	
Name	Address
Maureen Gerarden	1630 Monroe E
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Maureen Gerarden	
Name	Address
Stephen Hoffenberg	512 W. Shore Dr.
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Stephen Hoffenberg	
Name	Address
Sue Hoffenberg	512 W. Shore Dr.
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Sue Hoffenberg	

Name FREDERICK KRUVER	Address 5026 HARRISON FITCHBURG
Signature 	
Name Mary Babula	Address 1818 Jennifer St. Madison 53704
Signature 	
Name Jody Derr	Address 833 S. Shore Dr.
Signature 	Madison WI 53715
Name N. Derr	Address 833 S Shore
Signature 	806 W Shore Madison WI 53715
Name 	Address Madison WI 53715
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Name FREDERICK GREEN	Address 835 South Shore
Signature 	Madison 53715
Name Jack Garner	Address 813 South Shore Dr. 53715
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Name Heidi Estreich	Address 809 South Shore Dr.
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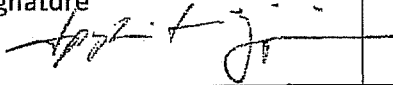
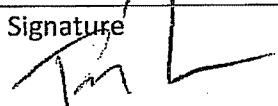
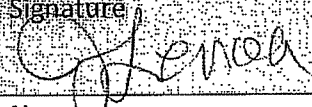
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Name Jamie Hoge	Address 802 W. Lakeside Madison
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Name [Signature]	Address 802 W. Lakeside Madison
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Name CAROL ROTHBURN	Address 830 W. LAKESIDE
Signature [Signature]	MADISON, WI 53705
Name Daniel Thors	Address 830 W. Lakeside St
Signature [Signature]	Madison WI 53706
Name Cynthia Snyder	Address 834 W. Lakeside St
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Name Martin Saunders	Address 834 W. Lakeside
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Name E.D.	Address 800 W. Lakeside
Signature ERICKA DAVIS	

Name	Address
Mark Schoendorf	815 Emerson St
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Maria Caricchio	
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Michael LaFave	709 Emerson
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Michael LaFave	
Name	Address
Barbara Walsh	710 Emerson St
Signature	
Barbara Walsh	
Name	Address
Sarah Larsen	1012 Lowell St
Signature	
Sarah Larsen	

Name BRANDON BOYD	Address 1021 HIGH ST MADISON WI
Signature Ludmila Rao	1017 High St. Madison WI
Name	Address
Signature Ludmila R	
Name S. R.	Address 1018 HIGH ST
Signature Sven Williams	1013 High St.
Name Christina Wagner Christina M. Wagner	Address 1009 High St.
Signature Christina M. Wagner	
Name ROMA WAGNER	Address 1009 High St
Signature Roma Wagner	1009 High St.
Name Wesley Beshears	Address 2610 County Road Ct #11
Signature W. R.	Madison 53113
Name M. J. Jiff	Address 1001 High St

Name	Address
Fran Mack	1006 S. Brooks St.
Signature	
Fran Mack	
Name	Address
Sam Halaka	1010 S. Brooks St.
Signature	
Sam Halaka	
Name	Address
Bret Schuhardt	1018 S. Brooks
Signature	
Bret Schuhardt	
Name	Address
ROBERT W. OWEN Robert W. Owen	1000 S. Brooks St.
Signature	
Name	Address
Ann Zwertler	1014 S. Brooks
Signature	
Ann Zwertler	
Name	Address
Josh Levin	1029 High St.
Signature	
Josh Levin	
Name	Address

proposed at 5 stories or taller should be kept to 4 stories.

Name Daina Zemlauskas-Juozevicius	Address 701 S. Shore Dr. Madison
Signature 	
Name Rita M. Runkel	Address 717 S. Shore Dr. Madison
Signature 	
Name Torey Lenocho	Address 713 S. Shore
Signature 	Madison
Name Julie Lenocho	Address 713 S. Shore
Signature 	Madison
Name Omice Baldwin	Address 839 S. Shore Drive
Signature —	Madison, WI
Name	Address

proposed at 5 stories or taller should be kept to 4 stories.

Name Nancy Horne	Address 803 S. SHORE DR
Signature NANCY HORNE	
Name Robert Baggett	Address 843 South Shore Dr.
Signature Robert Baggett	Madison WI 53715
Name Paul Natvig	Address 8255 Shore Dr.
Signature Paul Natvig	
Name Jan M Natvig	Address 825 So Shore Dr.
Signature Jan M Natvig	
Name Cynthia K McCalla	Address 705 S. Shore Dr
Signature Cynthia K McCalla	
Name	Address

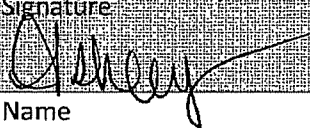
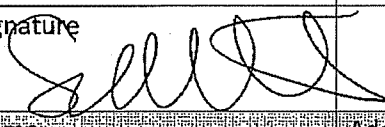
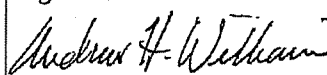
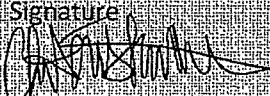
proposed at 5 stories or taller should be kept to 4 stories.

Name	Address
Christina Rose	838 - W Lakeside
Signature	
Christina Rose	Madison
Name	Address
Sharon Fallon	805 South Shore Dr.
Signature	
Sharon Fallon	
Name	Address
Joanne Pedder	940 W. Shore Dr.
Signature	
Joanne Pedder	
Name	Address
Michael Lament	723 South Shore Dr.
Signature	
Michael Lament	
Name	Address
INGRID DALLEY	847 S. SHORE DR.
Signature	
Ingrid Dalley	
Name	Address

-	Signature A. E. Schmitz	
	Name Art Schmitz	Address 1006 High St
	Signature A. E. Schmitz	
-	Seth McElhinney	1006 High St
	Seth McElhinney	
-	Matthew Blouin	1029 Short St
-	Matthew Blouin	1210 Fish Hatchery
-	Matt Boyle	1214 Fish Hatchery
-	Ellen Boyle	1214 Fish Hatchery
-	Bill Guetschow	1221 N Wingrad
-	Casoy Leary	1217 N Wingrad
-	Karen Leary	1217 N Wingrad

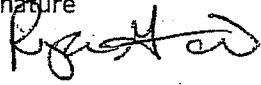
Jenny

Name	Address
MARJORIE Doyle	518 Madison
Signature	WF 53715
Margorie Doyle	
Name	Address
Michael Westover	631 W. Olin Ave
Signature	
Name	Address
Carrie Gartzke	709 W. Olin Ave
Signature	
Name	Address
Randy PRIMORIC	715 OLIN AVE
Signature	
Name	Address
Lia Rosenberg	717 W Olin Ave
Signature	#1
Name	Address
Mike Zylowicz	717 W Olin Ave
Signature	#1
Name	Address
Signature	
Name	Address
Signature	

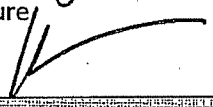
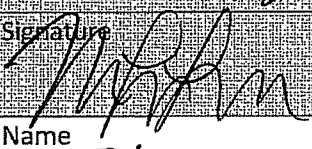
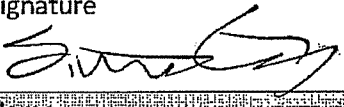
Name IRINA	Address 709 Spruce st
Signature 	
Name Ashley	Address 715 Spruce
Signature 	
Name Sarah Whitt	Address 726 Spruce St
Signature 	
Name Mike McMillen	Address 630 Spruce St
Signature 	
Name Andrew H. Williams	Address 614 Spruce #2
Signature 	
Name Christine Stradalson	Address 610 Spruce St #1
Signature 	
Name	Address
Signature	
Name	Address
Signature	

proposed at 5 stories or taller should be kept to 4 stories.

Name	Address
Jane Elmer	954 W. Shore Dr
Signature	
Jane Elmer	Madison, WI 53715
Name	Address
Steve Vanko	954 W. Shore Dr
Signature	
Steve Vanko	Madison, WI 53715
Name	Address
Jennifer Jarosik	817 D. Phoe
Signature	
Jennifer Jarosik	Madison, WI
Name	Address
Signature	
Name	Address
Signature	
Name	Address

Name	Address
Elias Rivera	717 Emerson St
Signature	
	
Name	Address
Ignacio Torres	717 Emerson St
Signature	
	
Name	Address
Ryan Hsu	713 Emerson
Signature	
	
Name	Address
Paula Proctor	814 Emerson St
Signature	
	
Name	Address
Thomas Roushar	806 Emerson St
Signature	
Tom Roushar	
Name	Address
Signature	
Name	Address
Signature	
Name	Address
Signature	

Name	Address
CRAIG GARRETT	1317 WINGRADE
Signature	
<i>Craig L. Garrett</i>	
Name	Address
BOB ROWE	1325 N WINGRADE
Signature	
<i>Bob Rowe</i>	
Name	Address
Emily Koehler	1329 N Wingra Dr
Signature	
<i>Emily Koehler</i>	
Name	Address
Betty Diamond	1335 N Wingra Dr
Signature	
<i>Betty Diamond</i>	
Name	Address
REBECCA LUNKLIFT	1351 N WINGRADE
Signature	
<i>Rebecca Lunklift</i>	
Name	Address
Signature	
Name	Address
Signature	

Name Leigh Dierking	Address 609 Cedar St
Signature 	
Name Nick Calabrese	Address 621 Cedar St
Signature 	
Name M. Elaine Wright	Address 642 Cedar St
Signature " "	" "
Name Mary Hegge	Address 634 Cedar St
Signature Mary L Hegge	
Name Simon Goring	Address 630 CEDAR ST
Signature 	
Name Kelly Kozar	Address 120 Cedar St
Signature Kelly Kozar	
Name Janine Morgalle	Address 610 Cedar St
Signature Janine Morgalle	
Name Betty Schuchardt	Address 617 Cedar St
Signature Betty Schuchardt	

Name	Address
Leah Conway	826 W Jefferson St.
Signature	
Leah Conway	
Name	Address
Mary Alexi	3715 Marshall Ct
Signature	#916
Mary Alexi	
Name	Address
Judy Bukowski	4232 Doncaster
Signature	Madison 53711
Judy Bukowski	
Name	Address
Carol Buelow	4206 Doncaster
Signature	Madison WI
Carol Buelow	
Name	Address
Signature	
Name	Address
Signature	
Name	Address
Signature	
Name	Address
Signature	

proposed at 5 stories or taller should be kept to 4 stories.

Name	Address
Natalie Thompson	801 W Olin Ave
Signature	
Name	Address
Will Broadway	722 W. Olin
Signature	
Name	Address
Aaron Hirsch	806 W. Olin Ave
Signature	
Name	Address
Signature	
Name	Address
Signature	
Name	Address



Name PATRICIA W WESTBY	Address 718 W. Olive Ave Madisonville
Signature <i>Patricia Westby</i>	
Name <i>Ken Lee</i>	Address 718 W. Olive Ave
Signature <i>Ken Lee</i>	
Name	Address
Signature	
Name	Address
Signature	
Name	Address
Signature	
Name	Address
Signature	
Name	Address
Signature	
Name	Address
Signature	

Name	Address
Joe Veltman	1331 South St. Apt 8
Signature	
AUTHORIZED BY EMAIL 6/1/15	
Name	Address
Sharon St. John	1014 Colby St.
Signature	
AUTHORIZED BY EMAIL 6/1/15	
Name	Address
William Becker	1014 Colby St.
Signature	
AUTHORIZED BY EMAIL 6/1/15	
Name	Address
Ben Hirdy	713 W. Lakeside St.
Signature	
AUTHORIZED BY EMAIL 6/1/15	
Name	Address
Donna Bringardner	108 W. Lakeside St.
Signature	
AUTHORIZED BY EMAIL 6/1/15	
Name	Address
Patricia Gleash	1110 Whittier St.
Signature	
AUTHORIZED BY EMAIL 6/1/15	
Name	Address
James Gleash	1110 Whittier St.
Signature	
AUTHORIZED BY EMAIL 6/1/15	
Name	Address
Jacoba Veltman	1331 South St. #8
Signature	
AUTHORIZED BY EMAIL	

Name JUDY ROBINSON	Address 921 S. BRADLEY #8
Signature AUTHORIZED BY EMAIL	5/31/15
Name CAROL MEDARIS	Address 633 WEST STAGE
Signature AUTHORIZED BY EMAIL	5/31/15
Name SARA RICHARDS	Address 710 SPRUCE
Signature AUTHORIZED BY EMAIL	
Name	Address
Signature	
Name	Address
Signature	
Name	Address
Signature	
Name	Address
Signature	
Name	Address
Signature	