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# Treysta on the Water

A proposed new mixed-use project by the Treysta Group, LLC

Treysta Group, LLC  
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August 21, 2012 - Second submission to the Monona Plan Commission

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## Changes since previous submission

- Parking
  - \* We have reduced the overall size of the Treysta building, allowing us to gain additional parking on the side of the building, nearest Rutabaga.
  - \* The entrance to the lower level parking garage has been moved, allowing additional surface parking to exist at the front of the project.

Use	Requirement	Sq Ft/# units	Total
Restaurant	1 stall per 3 seats	6000*	37
Outdoor seating/boardwalk & restaurant	N/A- From residences, River Place businesses and boat traffic	5-6 tables.	0
Retail	1 per 300 sq ft	8000	27
1-bedrooms	1.5	58	87
2-bedrooms	2	63	126

Use	Requirement	Sq Ft/# units	Total
In-house cafe and business center	N/A - To serve apartment residences		0
			277

- Shared parking
  - \* As part of the purchase agreement with the Rutabaga owner, they are recreating the parking for their employees in the front of our lot. In exchange, we are working on a shared parking agreement that allows our residences to park in their lot any time their business is closed. The goal of this arrangement is to alleviate the majority of the parking congestion with the restaurant and the residents, in the evenings and weekend nights. We will be happy to give the Planning Commission a copy of the agreement when it is completed.
  
- Site size
  - \* Since the previous meeting, the lot size of Treysta on the Water has been increased to encompass the current Rack Haus parcel. We are in the process of getting a signed contract with the land's owner and anticipate having this completed before the end of August.
  
- CDA
  - \* The project has been given approval from the Community Development Authority for the TIF application and has had it's first reading of the City Council on August 20.
  
- Fire lane
  - \* With the input from the Fire Department, the project has changed the Rutabaga side of the building to allow for full fire truck access as well as a turn around at the end of the water.