

**From:** [Firchow, Kevin](#)  
**To:** [Cleveland, Julie](#)  
**Subject:** FW: Fourteen02 South Park Street  
**Date:** Monday, January 11, 2021 9:09:00 AM

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FYI – I'm not sure if these were previously forwarded.

Per Ledell's suggestion, we should put these in a new file dated PC Comments received between 1/8-1/11.

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**From:** Erickson, Chuck <Erickson.chuck@countyofdane.com>  
**Sent:** Sunday, January 10, 2021 9:51 PM  
**To:** Parks, Timothy <TParks@cityofmadison.com>; Firchow, Kevin <KFirchow@cityofmadison.com>; Glaeser, Janine <JGlaeser@cityofmadison.com>  
**Subject:** Fourteen02 South Park Street

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Hello,

Please forward my comments to the Plan Commission meeting on Monday 1-11-21 and the Urban Design Commission meeting on Wed., 1-13-21.

I am the Dane County Board supervisor for district 13 next to County Supervisory district 4, where the Fourteen02 project is located on Park Street. When I learned that the County would not be funding the Fourteen02 project through our Affordable Housing Fund, I worked with then Sup. Richard Kilmer in Oct. of 2020 to write a budget amendment of \$1.35 million for this project. (Sup. Kilmer resigned at the end of Nov. 2020 and has now been replaced by Sup. Castillo.) The budget amendment was passed and added to the Dane County 2021 capital budget. Through this funding, Dane County supports this project.

The needs for Fourteen02 project are clear: a grocery store in this location plus more affordable housing in our community. Additionally, it addresses historic systematic racism in the growth and development of the City of Madison.

Dane County has a housing crisis and more affordable housing is needed as our economy and population continue to grow. Also, the need for a full service grocery store in this location is obvious. When the current Pick n Save closes, there would be a food desert without a replacement.

One of my main reasons for writing our budget amendment supporting this project is that we need to invest in neighborhoods and areas of Madison and Dane County which contain largely minority and people of color populations. These areas have been underfunded with

investment during our history. This project is one example of investment in this neighborhood, to address systematic racism during our past and which still exists, in our community.

Please pass the Fourteen02 project as soon as possible so that construction can begin.

Also, please let me know if you have questions.

Sincerely,

Chuck Erickson

Dane County Board Supervisor, District 13

608-212-8753

Sent Securely via TLS from County of Dane by  
**Proofpoint**

**From:** [Julia Gilden](#)  
**To:** [Urban Design Comments](#)  
**Subject:** 1402 S. Park Development  
**Date:** Tuesday, January 12, 2021 1:40:24 PM

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Caution: This email was sent from an external source. Avoid unknown links and attachments.

To the Urban Design Commission-

I'm writing today in support of the proposed development at 1402 S. Park St. (Truman Olson site.) I am a homeowner in the Bay Creek neighborhood and I will be a customer of the new grocery store in the development.

The Truman Olson site is an ideal location for a high density mixed-use development like the one proposed. Our city has a desperate need for additional housing, and this development will provide 150 units on a major arterial with good access to public transportation, services (including healthcare and the on-site grocery store) and a variety of employers. In addition, the site enjoys excellent access to open space, outdoor recreation, and active commuting options, including the Wingra Creek Bike Path, the Arboretum, Midland Park, Goodman Pool, and the Quann Park and Community Garden.

I look forward to welcoming my many new neighbors at 1402 S. Park to the neighborhood!

Best Wishes,  
Julia Gilden  
938 O'Sheridan St.

**From:** [S J](#)  
**To:** [Urban Design Comments](#); [Evers, Tag](#)  
**Subject:** Support for Truman Olson project  
**Date:** Tuesday, January 12, 2021 4:36:35 PM

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Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Madison Urban Design,

I support the Truman Olson project for merging the twin goals of affordable housing and neighborhood grocery access.

Providing urban residential density in walkable proximity to a grocery is key.

The fears of a few neighbors who wish to delay to project to add additional parking are unfounded and shortsighted: the presence of additional tenants (rather than parking spaces) will support the store; even the grocer, who is most interested in the store's success, has not advocated for additional parking.

Please register my support for the project's small reduction in the tenant to parking space ratio as a step in the right, green direction: rather than a problem, this reduction is in fact one of the development's strengths. Hopefully, future developments will take this combination of urban density and amenities further and continue to replace parking spaces with affordable housing.

Starting at Truman Olson, Madison should combine greener, affordable urban housing with amenities on major public transportation axes to support those who can't afford a car, can't drive because of disability, or simply don't want a car.

Thank you for your time,

Sincerely,

Stanley Rubio Jackson

**From:** Jim Winkle <[winkle.jim@yahoo.com](mailto:winkle.jim@yahoo.com)>  
**Sent:** Friday, January 8, 2021 2:50 PM  
**To:** Parks, Timothy <[TParks@cityofmadison.com](mailto:TParks@cityofmadison.com)>; Firchow, Kevin <[KFirchow@cityofmadison.com](mailto:KFirchow@cityofmadison.com)>; Glaeser, Janine <[JGlaeser@cityofmadison.com](mailto:JGlaeser@cityofmadison.com)>; Evers, Tag <[district13@cityofmadison.com](mailto:district13@cityofmadison.com)>  
**Cc:** Bonnie Schmidt <[bonniesch@gmail.com](mailto:bonniesch@gmail.com)>  
**Subject:** Fourteen02 South Park Street development

Caution: This email was sent from an external source. Avoid unknown links and attachments.

We'd like to express our enthusiastic support for the project at the former Truman-Olson site. We are long-time active community members and have lived in two houses in Bay Creek over the past 30 years, both less than a block off of Park St.

This project brings two much-needed elements to the south side: a continued grocery store presence and affordable housing, some of which is for families. We appreciate that women and minorities are involved in the creation of this development.

Here are our only suggestions for improvements:

\* Even more density would be better. We're guessing you're at the maximum for the current zoning so perhaps nothing can be done, but having participated in the city-wide planning process a few years ago, we know that it's slated for 8-12 story buildings.

\* We understand from Alder Evers that the City has pledged to locate a small park within the triangle. This is crucial since we can identify no parks within a five minute walk and the closest parks require crossing a busy street. Given that this facility will house families with children, we'd also love to see at least a little playground or community garden on-site. We'd like this even if it means removing the stormwater retention pond, which was to be green space in the original plan. Kids benefit from getting outside (and their adults, too!).

We are aware that others would like more parking, but we trust that the team will figure that out. We'd like to see the minimum amount of parking while still having a successful development.

Thanks!

Jim Winkle & Bonnie Schmidt

813 Emerson St

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