



December 7, 2015

Ms. Sara Eskrich  
District 13 Alder, City of Madison  
210 Martin Luther King Blvd. Rm #417  
Madison, WI 53703

RE: JT Klein, Inc.  
8Twenty Park

Dear Ms. Eskrich:

This letter provides additional details regarding the affordability of my proposed project, 8Twenty Park. I have appreciated the input of interested parties throughout this process and believe the components described in this letter address questions about affordable housing that were raised during the process. Before getting into my commitment, I wanted to express my appreciation for the City of Madison's financial support for Phase 1 of \$1,250,000 in low interest loans. This financial support is a key part of the project and will help provide much needed affordable housing in this area.

Additionally, I am proud to note that earlier this year, JT Klein, Company, Inc. was honored to have Meadow Ridge Middleton selected by WHEDA as one of two High Impact Projects in the state for 2015. WHEDA's High-Impact Project program awards housing tax credits to projects with strong economic development attributes, significant community support and a tangible impact on job creation. WHEDA selected this as a project of distinction because of its proximity to a major job center, City of Middleton Financial Support and location in an area with few affordable housing options. 8Twenty Park has many of the same defining attributes that made Middleton one of WHEDA's High Impact Projects, which includes substantial City support.

We believe that both Phase 1 and Phase 2 of this project will be extremely competitive in WHEDA's upcoming round of tax credits in 2016. To that end, JT Klein, Inc. and its affiliates are willing to commit to the following regarding affordability components for this project:

Phase 1 (67 Units Four and Five Stories) will be financed with Section 42 Tax Credit Equity and various sources of debt. JT Klein, Inc. is voluntarily making this commitment to the City regarding Phase 1, and the City may consider this provision regarding Phase 1 to be an agreement for purposes of Wis. Stat. § 66.1015(2)(b), and understand that final sign-off to begin construction of Phase 1 of the project is contingent on receiving the financing necessary to fulfill this commitment.

JT Klein, Inc. will also use best efforts to obtain financing for Phase 2 of the project (28 Units Three and Four Stories) under one of the financing options:

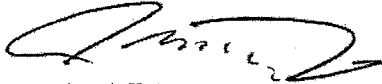
Option A- Financed with Section 42 Tax Credit Equity and various sources of debt; or

Option B- Financed with WHEDA 7/10 Flex Debt which requires a minimum of 20% of the units be affordable. See attached Term Sheet. In the event JT Klein elects to choose a different lender than WHEDA for Phase II, we will seek to match the affordability requirements in the attached term sheet.

JT Klein, Inc. was formed in November 2014 with the mission of developing integrated housing for Wisconsin's low income individuals and families including veterans and those with permanent disabilities. Over the past 11 years I have developed approximately 1,100 multifamily units in Wisconsin which included mixed income affordable senior

and general occupancy apartments, assisted living and memory care. We look forward to bringing this project to fruition and helping meet an overwhelming demand for affordable housing in Madison and greater Dane County.

Sincerely



Jacob T. Klein  
President

December 7, 2015

To: Plan Commission Members

Cc: Greenbush Neighborhood Council; Alder Sara Eskrich; Melissa Huggins of Urban Assets; Jacob Klein of JT Klein

Re: Support for development at 820 S. Park St.

City of Madison Plan Commission Members,

As an eight year resident of the Greenbush Neighborhood and a new business owner of Rockhound Brewing Company which will open this winter at 444 S. Park Street, in the Greenbush Neighborhood, I'm writing to express support for the development proposed by JT Klein and to be located at 820 S Park St. As a member of the Greenbush Neighborhood Council, it should also be noted that this letter represents my personal opinion and thoughts. It does not represent the stance or opinions of the neighborhood council, which has already weighed in with a separate letter noting pros and cons of the project, as viewed by the council and neighborhood.

I've read through city staff recommendations and comments, the Alder's comments and letter, a number of other neighborhood resident letters and comments, and attended an informational meeting regarding the development hosted by Alder Eskrich and the developer.

Positive aspects of the proposed development include:

- Renewed housing stock on Brooks St
- Affordable housing mix
- Elimination of unused and vacant commercial property
- Immediate occupancy of the retail space by the developer, which helps facilitate no vacant retail and an onsite presence of the developer
- Rezoning of houses along Brooks St. to allow fewer unrelated in occupancy
- Newly proposed setback on Haywood, eliminating one story along the Haywood elevation making that three stories
- A restructured neighborhood buffer along urban Park Street helping keep Greenbush as a unique neighborhood in an area that transitions from downtown commercial and residential urban landscape, to urban residential, to the greenspace of the arboretum

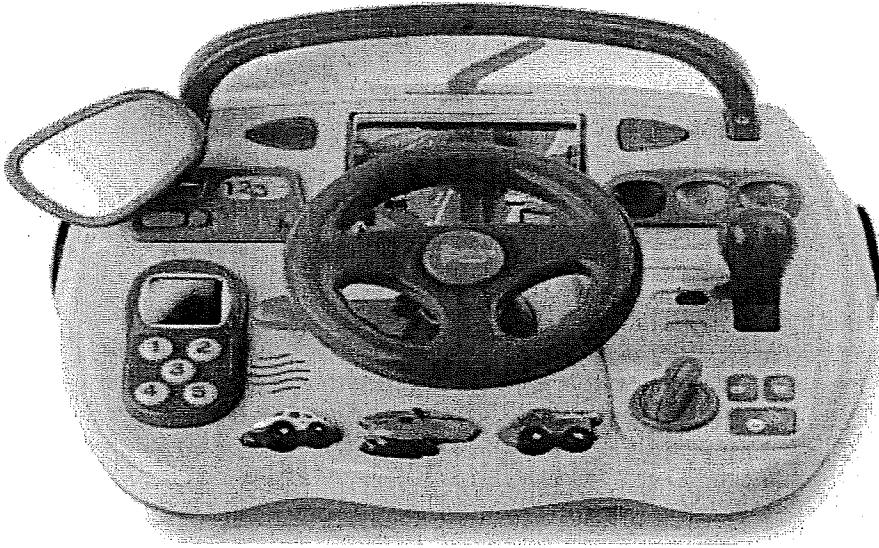
The items noted above keep with the positive intentions of the revitalization and neighborhood plan, which is why I offer my support. Of course there is no perfect development and it is impossible to please all parties. I see the project as a positive move, overall, but will also note that there will always be concerns with any development. I note the loss of the senior housing aspect of the project as a disappointment, however I understand the complexity of obtaining proper funding for that with regard to this site. Additionally, I will note that with each larger scale development, the neighborhood will become increasingly weary. Strong attention to smaller revitalization efforts, including making the neighborhood more attractive to young families in single family housing, are needed to keep the neighborhood engaged as we continue to move forward with the Greenbush-Vilas Revitalization Plan and the overall Greenbush Neighborhood Plan.

Thank you for your time and consideration,

Nate Warnke  
Greenbush Resident  
1302 Chandler St  
[natewarnke@gmail.com](mailto:natewarnke@gmail.com)

Owner, Rockhound Brewing Company  
444 S. Park St

## The City of Madison 820 S. Park Steering Committee and Public Input Process Control Console



No Brakes / No Key to stop the development project.

Accelerator stuck at full speed / can't slow down.

Gear shift did not work either thus unable to get into a lower gear to slow project down.

Our front windshield view was how the developer and city wanted us to see the project. Although we saw many better routes to take along the way we were unable to turn the project in those directions.

The rear view mirror failed to work as we were unable to show developer or city that similar projects in the past have experienced the same issues we attempted to avoid along the way.

Though the electronic communication system worked, the people at the other end didn't seem to understand us or care about our concerns that the direction we were headed was the wrong way.

No matter how hard we turned the wheel, the steering wheel was completely ineffective in allowing use to guide the project in the direction we felt we needed to go.

Children behind the wheel of a shopping cart would probably have a better chance of getting to where they wanted to go than we experienced in being allowed to participate in the 820 S. Park Steering Committee process.



Sincerely,  
Ron Shutvet  
Madison WI

I am a neighbor to this project on High St. I am submitting this email/letter to comment on aspects of this project. Many of my concerns I am aware are shared with other neighbors living in this vicinity.

The density/# of units for this project is quite high. I am very concerned that this density will not allow the project to achieve desirable characteristics for this neighborhood.

Issues of concern with this density include:

1. adequate green space and light. example: the height proposed would block sunlight most of the day from the center courtyard making it a minimally desirable useable space for communing, children to play etc. rooftop gardening could be incorporated to effectively use space and sunlight and encourage gathering).
2. facades of buildings along sidewalk friendly and including walk out porch/steps in line with the existing neighborhood and Greenbush plan and spirit to encourage neighborly, community interaction.
3. parking/traffic flow- ensuring adequate temporary parking and pull in spaces including for handicapped/elderly/disabled persons as well as permanent parking. This is already an area where parking is limited and with the proposed density the street parking and traffic would increase substantially.

Thank you,  
Michele Wensman

To: Plan Commissioners, City of Madison, Wisconsin

From: Members of JTK Steering Committee—Jenny Hayes, Lisie Kitchel, Carrie Rothburd, Steve Davis

Re: Reasons for Opposing 8Twenty South Park Street

Date: December 3, 2015

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In June of this year, the above-listed neighbors from Bay Creek (District 13), Madison, agreed to serve on a steering committee regarding 8Twenty Park. It is important to state up front that **we recognize the need for and support the addition of affordable housing in South Madison**. The feedback we offer with this memo on 8TwentyPark is not to be misconstrued as opposing either more housing along South Park Street or opposing affordable housing in South Madison or, for that matter, elsewhere in Madison.

However, we stand strong with our neighbors in Greenbush in pointing out your responsibility to deny approval for the proposed 8Twenty Park for a multiplicity of reasons. First and foremost **this development does not “create an environment of sustained aesthetic desirability compatible with the existing or intended character of the use of the area.”** This building(s), which would be appropriate for housing along an urban corridor, cuts an intrusive swath into the adjacent residential blocks and does not integrate into the character of the surrounding designated low-density neighborhood. Its height, density, and limited parking and location along narrow, highly traveled streets pose problems to parking, traffic flow, while its block-like design along Brooks and Haywood is incompatible with the adjacent, small-scale community to the west, only a few blocks from the Arboretum, one of the city’s most outstanding natural resources.

Further it does not meet 4 of the 5 requirements of a TSS that would “to sustain the viability of a mixed-use corridor.”

**1) This proposed development does not encourage commercial and civic uses in order to enhance the livability and appeal of the corridor.** There is no space provided within the development for neighborhood use and the commercial space, which is to be occupied exclusively by Jacob T. Klein Enterprises’ offices will add nothing to the revitalization of Park Street. Ms. Stouder’s notes state that “the proposed mixed use building would support a variety of small commercial uses...over time due to the flexible S Park St commercial space...” Please note per the minutes of the Steering Committee on August 18<sup>th</sup> that Mr. Klein insists that he plans to keep his business headquarters in the commercial space for at least “the next 30 years.”

**2) This proposed development does not maintain the viability of existing residential buildings located within or adjacent to the corridor.** Although Mr. Klein assures all that he will upgrade the five houses along South Brooks, the Commission should not ignore the fact that he allowed his properties on the block in question to fall further into decline over the past four years as he prepared to launch 8Twenty Park. This is redevelopment by neglect. In addition, the impact of this proposed development on the other nearby owner-occupied homes—if you listen and heed neighbors’ perspectives—will be extremely detrimental to the enjoyment and use of their properties. And then there is the fact the Mr. Klein will hardly be maintaining the viability of the homes he proposes to demolish. The Greenbush Revitalization Plan places a high priority on investing in and restoring housing stock adjacent to the corridor.

**3) This proposed development does not encourage appropriate transitions between higher-intensity uses within TSS districts and adjacent lower-density residential district.** Mr. Klein’s building is appropriate to the South Park Street corridor, but the vast majority of 8Twenty Park will be located in the Greenbush residential neighborhood proper. And both the Greenbush

Revitalization Plan and the South Madison Neighborhood Plan call for low-density housing on this block. The Planning staff report is short-sighted in only considering the impact of the development "on a narrow block-wide swath of low-density residential uses to the west, the most important interface to consider for the long term preservation and enhancement of the low-density residential neighborhood." The impact will go far further into the neighborhood as neighbors did their best to bring home during the steering committee meetings and join neighborhood meetings.

**4) This proposed development does not facilitate development or redevelopment consistent with the adopted goals, policies, and recommendations of the Comprehensive Plan and the neighborhood plans.** In fact, it runs counter to the stated plans for this area. The developer disingenuously points to the above-named plans in calling for affordable housing in South Madison in support of his high-density proposed development when, with regard to the block in question, the Revitalization Strategy put forward by the Greenbush Revitalization Plan "encourages and supports owner-occupied opportunities by facilitating single family/duplex reversions and conversions" and even proposes reinforcing the character of the area as a Neighborhood Conservation District." It states that: "[S]mall-scale investments by individual property owners are critical to creating stability...and will help redefine Greenbush as an affordable, stable, desirable community." The Comprehensive Development Plan for the City of Madison (2012), assigns low-density housing to this whole block, and the South Madison Neighborhood Plan places high-density development further south along South Park Street.

We support the redevelopment of South Park Street; however, **we adamantly oppose this development whose footprint extends the South Park corridor into and in the process erodes a stable residential community.** We are not, as Alder Eskrich was initially quoted in the *Wisconsin State Journal* on August 10, 2015, "'open'" to the rezoning needed to enable this development to proceed by annexing single-family residential properties on the block bounded by Delaplaine, Haywood, Park, and Brooks. All accounts that neighbors approved going ahead to explore rezoning is pure fiction. No vote was ever taken and this surely was not the sentiment at any meeting.

Our opposition arises from our love for our stable, peaceful, modest-density residential communities that exist close-in to South Park Street to the east and the west. We are dismayed by the readiness of those leading this and prior planning processes to ignore the existing plans for South Park Street and South Madison's neighborhoods. Those plans were years in the making, reflect a democratic process that incorporated the interests of a broad range of stakeholders, and were approved by the Common Council. They lay forth a vision for South Madison that would revitalize the corridor and reinvigorate and diversify housing stock, while protecting the integrity and character of existing communities. These plans acknowledge that neighborhoods can be strong or fragile entities, depending on how you treat them. They presume that zoning exists to protect our communities from the whims of short-range city planning for development and/or heedless and self-interested developers.

The *South Madison Plan* (2004), which calls itself "the primary reference for neighborhood improvements, development, and revitalization efforts within the South Madison Planning Area," has this to say on the subject of development:

**"It is important to understand the character of a neighborhood when determining what to preserve, enhance, and change to make the neighborhood livable today and for future generations. The history of the neighborhood, the values of its residents, and the physical, social, and economic components that contribute to the well-being of the neighborhood are all important factors to review in planning for the future."**

Significantly existing city plans don't preclude affordable housing along Park Street. Nor do they rule out development of the density Mr. Klein proposes elsewhere along South Park. In fact they identify other sites in South Madison as appropriate for building on the scale of 8TwentyPark. **There is no reason to revise existing zoning or plans for South Park Street for new housing development along South Park Street—including affordable housing.** Unfortunately for Mr. Klein he purchased the wrong property. It is wrong for you to make an exception for his mistake by changing zoning, ignoring plans, and lending him City of Madison money to allow his development to encroach upon the neighborhood. There are good examples elsewhere in Madison of the sort of redevelopment Klein might undertake on the site in question within current zoning standards and in keeping with neighborhood streetscapes—including affordable housing redevelopment. (Mr. Klein insists that this sort of development would not be affordable to him here. That he would have the right to build market rate housing on the 800 block once rezoned should his WHEDA application be denied, adds insult to injury for the neighborhood.)

The last point we wish you to take into consideration is that the development process that has been followed with 8TwentyPark is a travesty of the democratic process put in place by the City of Madison to ensure collaboration with neighborhood property owners and thoughtful planning. Its supporters have quoted selectively from plans to support their case, condescendingly dismissed the sound input of neighbors in meetings, and then misquoted them in minutes. Our time and effort at meetings, and good faith as taxpayers of the city has been squandered and our right to the ongoing use and enjoyment of our property threatens to be abused.

We have poured our life savings, our hopes for the present, and our dreams for our future here in Madison into our communities. Let neighbors know that the Plan Commission hears, heeds, and respects us. Let us know that zoning and plan recommendations—that neighborhood integrity—mean something to you especially as we seek to find solutions to our need for affordable housing. **Support a return to Madison's fine tradition of democratic and collaborative neighborhood planning. Doing anything else is untrue to your commitment to serve as commissioners and places the long-term viability of our communities at risk.** Oppose this development and the precedent it threatens to solidly set that accepts piecemeal development along South Park Street without regard for the character of adjacent communities and that treats changes in zoning as of no great consequence.



**Stouder, Heather**

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**From:** Andy Heidt [REDACTED]  
**Sent:** Friday, December 04, 2015 5:25 PM  
**To:** Eskrich, Sara; Stouder, Heather; Rummel, Marsha  
**Subject:** 8TWENTY Park Street Development

Dear Sara, Heather and Ald. Rummel

As a former Alder for the area and an original co-founder of the Greenbush Neighborhood Association, with a longtime interest in affordable housing, it behooves me to express my support for the 8TWENTY Park Street Development. The Park Street corridor is an area that begs for appropriate density for quality urban infill projects. To this point none of new apartments developed in the last five years on Park Street or Fish Hatchery Road are affordable. A one bedroom at the new units on Fish Hatchery can run \$1250 a month while a 2 bedroom is \$1750. It is sad that buildings of this density have no affordability. Frankly all projects should have an affordable component as a requirement for the privilege of the density allowed. Madison desperately needs more affordable housing.

While there is affordable housing in the triangle, the units are over 40 years old and the waiting lists are long. This project will contribute to neighborhood revitalization. This kind of urban infill is essential. Also the renovation and rezoning of the homes on Brooks Street creates opportunities for families and potential first time home buyers in a neighborhood with great schools and natural attributes.

Units affordable at a percentage of county median income will also provide truly affordable options at high quality for immigrants that do not qualify for housing subsidies based upon their current citizenship status. That affordable housing for veterans will be part of this mix strengthens the project further.

This neighborhood bypassed an opportunity to increase affordability in the Arboretum Co-Housing. While the Arb is a nice project, it is not economically diverse. The opportunity at 8Twenty is one that should not be missed. This community and Madison itself cannot afford to pass up opportunities to create quality affordable housing. That is exactly what this project accomplishes.

Sincerely,

Andy Heidt  
[REDACTED]

## Stouder, Heather

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**From:** melissa@urbanassetsconsulting.com  
**Sent:** Sunday, December 06, 2015 9:30 AM  
**To:** Zellers, Ledell  
**Cc:** Eskrich, Sara; Stouder, Heather; Randy Bruce; Jacob Klein  
**Subject:** 8Twenty Park Street -- For Your Consideration

Hi Ledell,

Please take into consideration the following analysis as you consider the approval of the 8Twenty Park Project.

### Planning Context

Since 2001, when the South Metropolitan Planning Council (SMPC) commissioned the *Park Street Revitalization: Possibilities to Reality Plan*, the Park Street Corridor has been considered an area appropriate for urban infill development. Subsequent plans, including *Urban Design District Seven*, *The Greenbush Neighborhood Plan*, *The Greenbush Vilas Revitalization Strategy*, and *The City of Madison Comprehensive Plan* have embraced this vision. In 2014, the *City of Madison Affordable Housing Strategy* designated this area as a target area for much needed affordable housing. This block of Park Street also sits within one of WHEDA's target areas, which makes any affordable housing project eligible for WHEDA's myriad of financing packages, including, but not limited to, Section 42 Tax Credits.

8Twenty Park marries two longstanding and important goals – the **revitalization of Park Street** and the provision of much needed **affordable housing**. In light of the *Race to Equity Report*, the project will also further the community goal of **increasing diversity**. This will provide the opportunity for people of lower incomes and diverse backgrounds to enjoy all the Greenbush Neighborhood has to offer – excellent schools, the Arboretum, zoo, Vilas Park etc. The project is one block from the Metro bus stop with routes that provide the most frequent and best access within the city, which will allow greater accessibility to jobs. Add this fact to the proximity to the two hospitals, this development will also provide much needed **workforce housing**.

In addition to providing much needed affordable housing, the project will relocate and renovate five single family homes on Brooks Street, which will further improve the housing stock and strengthen the fabric of the neighborhood.

### Developer

Jacob Klein was born and raised in Madison. He recently relocated his business, JT Klein Inc. from Minneapolis to Madison. Jacob has developed over 1,100 units of multi-family housing, 50% affordable and 50% assisted living, over the last 11 years. This year, his Meadow Ridge development in Middleton was one of two projects state-wide to be awarded WHEDA High Impact Project Reserve Tax Credits, an honor reserved for projects that provide workforce housing in areas where it is sorely needed. In addition to 8Twenty Park and Meadow Ridge, Jacob is partnering with the Dane County Housing Authority on an additional affordable housing project.

### Process

The project had a robust neighborhood engagement process. This included convening a steering committee of 13 members representing both the Greenbush and the Bay Creek neighborhoods, which met four times over the course of four months. Two well attended neighborhood meetings were also held. Throughout this engagement process and in response to neighbors' input, the project has undergone many changes, which is a good thing. The project today is a much improved over what was originally proposed and better meets the recommendations of the *Comprehensive Plan* and the *Greenbush Neighborhood Plan*.

### Zoning

When the Park Street corridor was mapped under the new zoning code, the parcel lot lines were used as the boundary for the TSS zoning district. In the case of the block on which the project is located, this created smaller developable lots as compared to the rest of the west side of Park Street. In order to accommodate the size of development necessary to meet WHEDA standards and maximize tax credit investment, the boundary for TSS needs to be shifted back. While a bit farther, it is still generally in line with the other parcels along the west side of Park Street. The height of the project along Haywood (originally four stories but now three stories in response to Alder Eskrich's requested condition of approval), is allowed in TSS and under UDD 7; this height is similar to, if not lower than, what will likely to be developed someday on the parcel on the southeast corner of Haywood (Famous Dave's) as well as the parcels beyond.

In addition to expanding the TSS zoning district, the project will rezone the single family lots on Brooks Street from TR-V1 to TR-C3. This zoning district allows only two unrelated individuals to live in a housing unit and is in keeping with the Greenbush Neighborhood to the northwest of St. Mary's Hospital. It is hoped this will create the opportunity to attract more families to live on Brooks Street.

In response to staff and neighborhood concerns, the development team has worked hard to develop a project that transitions gently into the neighborhood. The height along Delaplaine is set back at the fourth story along the back of the building and, in response to Alder Eskrich's requested condition of approval, the fourth story on Haywood now has a significant step back. The parking lot and the depth of the single family lots allow for a large and clear separation of the densities. Required fencing along the back of the parking lot and landscaping in the backyards of the single family lots will further soften the transition.

Conclusion

The 8Twenty Park project, which includes both the affordable multi-family units and the relocation and renovation of single family homes on Brooks Street, is exactly the kind of project that is appropriate for this location, a redeveloping mixed-use corridor. As outlined by planning staff, it meets many of the recommendations included in the *Comprehensive Plan* and the *Greenbush Neighborhood Plan*. Importantly, it also meets many key community goals: revitalizing Park Street, developing affordable housing, increasing diversity, and improving the availability of workforce housing. I strongly urge you to support the approval of the 8Twenty Park project.

Kind regards,

Melissa

Melissa Huggins, AICP  
Principal  
Urban Assets  
16 North Carroll Street, Suite 530  
Madison, Wisconsin 53703  
P: 608.819.6566  
C: 608.345.0996  
[www.urbanassetsconsulting.com](http://www.urbanassetsconsulting.com)

December 7, 2015

Members of the Plan Commission  
City of Madison

Dear Plan Commission Members,

Thank you for taking action on the Klein development at 820 South Park St. This development stood out for me as a neighbor in the Greenbush community for a number of reasons.

Because of the neighborhood steering committee process, I felt that this development had significantly more neighbor input than several others that have moved ahead recently. I appreciate the level of neighborhood input on this project and I think you will hear and see that this level of involvement made improvements from a neighborhood perspective.

Parking is a primary concern in our neighborhood. Especially in winter, when alternative side parking is enforced in much of the neighborhood, finding adequate parking can be difficult. I appreciate the recommendations from Alder Eskrich to step back the fourth floor of the "phase two" building so that a 0.9 to 1.0 parking ration for underground stalls only, with additional above ground stalls, can be achieved. This ratio is the closest I have ever seen to the 1 to 1 ration that is the stated standard for the city. I truly appreciate this ratio and the efforts of Jacob Klein and Sara Eskrich to support and achieve this ratio.

The other significant difference between this development and others that have sprung up in the same corridor is the commitment to affordable housing. This meets the goals of the city and will provide opportunities for individuals and families to be a part of our neighborhood in a new development. As you likely know, many of the apartments in homes in the Greenbush Neighborhood are in disrepair. City efforts to encourage single family owner occupied conversion are appreciated but simply not enough. I would encourage you to extend and enhance plans to provide forgivable loans to those willing to convert/improve and owner occupy dilapidated housing in my neighborhood as well as step up code violation enforcement.

I also truly appreciate that the commercial space in the building will be occupied. Several developments in our neighborhood have had empty commercial space, some since build out, and this empty space is a blight. The City should use a carrot and stick approach to encourage occupancy rather than vacancy in neighborhood commercial space.

The 8twenty development reflects neighbor concerns for a stepped back height on the building, addressed parking concerns adequately, and preserved some single family homes within the developed block. All of those efforts are appreciated. I hope the single family homes will be sold and owner occupied. Additionally, I am hopeful that traffic patterns will be examined and controls put in place to handle what will definitely be an additional traffic condition in our neighborhood. The more Park Street is congested, the more traffic is pushed into the side streets behind Park St deeper in the Greenbush neighborhood. Increased traffic in this residential neighborhood impacts property values, safety and overall quality of life for those of us that live there.

Thank you for your time and consideration of my views and opinions.

Sincerely,

Julie Laundrie  
[REDACTED] S Randall Ave  
Madison, WI 53715  
[REDACTED]

cc: Alder Sara Eskrich

**Stouder, Heather**

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**From:** Ron Hermes [REDACTED]  
**Sent:** Monday, December 07, 2015 1:52 PM  
**To:** Stouder, Heather; Eskrich, Sara  
**Cc:** Julie  
**Subject:** 8Twenty Park development support

December 7, 2015

Members of the City of Madison Plan Commission-

My name is Ron Hermes, I live in the Greenbush Neighborhood and was a member of the 8Twenty Park development steering committee. I support the proposed development by Jacob Klein.

My support comes with the recognition that not all committee members or neighbors support the project. However, I do believe that Jacob has, in good faith, attempted to address many of the concerns being raised by those that oppose the project. Alder Eskrich's recommendations reflect changes addressing some of the "near" neighbor concerns. The proposal before you, increases the parking ratio from that of the original plan, creates a larger "set back" of the building than was in the original plan and rejuvenates a block of homes located on Brooks St. for possible home ownership. In addition, Jacob has developed a construction plan that will minimize the number of trees that will need to be removed for this project. At a time when the City of Madison is undergoing a process of clear cutting streets, Jacob's efforts to save as many trees as possible should be acknowledged and supported.

This project will undoubtedly add traffic to the neighborhood streets but it will also increase the traffic issues facing the Park St corridor from Regent St to Fish Hatchery. I strongly encourage the city to consider a new plan for the intersections along this corridor. With the addition of three large multiunit complexes along this stretch of Park St. (8Twenty Park, The Ideal and the Lane's Bakery site) the city should seriously consider eliminating left turns (by closing off the intersection) onto Park St from Drake St and left turns onto Drake St. from Park St. The left turn lane and left turn signal at Park/W. Wash/Vilas should be extended to accommodate this change. With the increased traffic and reduced visibility at this intersection, I fear it is only a matter of time before a major accident occurs.

The steering committee process worked. It provided an outlet for neighbors to engage with the developer and the developer to consider changes to accommodate those concerns in advance of submitting plans. Our neighborhood needs affordable housing. This project will do that. This project is good for the City, it is good for Park St and it is good for the neighborhood.

Thank you for your consideration.

Ron Hermes  
[REDACTED] S. Randall Ave

**Stouder, Heather**

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Thank you for your consideration.

Ron Hermes  
[REDACTED] S. Randall Ave

7-9