

Stouder, Heather

From: Ron Hermes [REDACTED]
Sent: Thursday, January 14, 2016 11:06 AM
To: Eskrich, Sara; Stouder, Heather
Subject: Support 8Twenty Park project

Sara and Heather, please include my comments below in the packet of information to be shared with the Common Council Members.

Thank you.

To Members of the Madison Common Council:

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 Mayor Soglin's Administration is undergoing a process of clear cutting the trees along our city streets, Jacob's efforts to minimize the number of trees that will be cut down should be acknowledged and commended.

This project will undoubtedly add traffic to the neighborhood streets, as well as increase the traffic issues along 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 multi-unit 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. With the increased traffic and reduced visibility from the new construction at the intersection of Drake and Park, I fear it is only a matter of time before a major accident occurs. By closing off this intersection, a longer left turn lane could be constructed and left turn signal at Park/W. Wash/Vilas could be added to better control the traffic flow.

In my opinion, 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

Sent: Thursday, January 14, 2016 5:50 PM
To: Eskrich, Sara
Subject: RE: [Alder Eskrich, District 13] 1.12.16 District Update

Hello Sara,
I've enclosed a simple, hopefully easy read, to support the 8Twenty Park Street project, as follows

My name is Dave Vogel, I'm a neighbor and long time resident with a home on Wingra Drive.

I am writing in support of the 8Twenty Park project.

I support it because the project includes affordable housing for Madison. Most importantly the project is in an area that will give a person of modest income a quality of life that they will not find with other affordable housing on the fringe of Madison.

I support it because it rezones an entire block (5 homes) on Brooks Street to be single family residences rather than student housing. Also the developer plans on reconditioning the homes to a higher level (something not seen in decades).

I support it because it has a mass and height that fits into the neighborhood. The highest point of the project is facing towards St. Mary's on Delaplaine and a modest 3 story on Haywood.

I support it because it brings this area of Park Street back to life as opposed to the rag tag that has been there for years.

I believe it's a nice development for the city and the neighborhood.

Thank you.
Dave Vogel

January 15, 2016

To: Heather Strouder

Cc: Alder Sara Eskrich; Melissa Huggins of Urban Assets; Zia Brucaya of Urban Assets

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

City of Madison Council 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 previously weighed in with a separate letter to the Plan Commission 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
- Compromise which eliminated 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

Owner, Rockhound Brewing Company
444 S. Park St