From: Kitchel, Lisie E - DNR
To: Parks, Timothy; Rolfs, Daniel
Cc: Arntsen, Allen; Carter, Sheri
Subject: RE: Truman Olsen & Dean Clinic - Fish Hatchery/Park
Date: Monday, March 04, 2019 1:41:57 PM

Having read the Staff comments for the Truman Olsen Site I am VERY concerned about the loss of a grocery store on S. Park for an extended period of time.
The future of a grocery store on the Truman Olsen property is entirely up to the city, and can be expedited if the city chooses to do so.
I highly recommend considering splitting the Truman Olsen property into 2 parcels, one for the grocery store and one for affordable housing (and that parcel could go out to RFP).
Allowing the grocery store to proceed, redesigned to fit UDD7, or exempted from it, would expedite that process and not leave South Madison a food desert.
City money will be involved either way, with supporting the new store or allowing S. Madison to languish and having another Allied Driver on our hands, which will cost the City more.
Cedar St. does not have to be completed to Fish Hatchery for the grocery store to be built and open, only a, initial construction road and a small cul de sac to the parking lot, which could connect up with Cedar street later.
The study to construct Cedar Street and build it will all the infrastructure will take at least 2 years if not more, as would a new RFP from the time of announcement to the construction of a full service grocery store.
South Madison cannot wait that long for a grocery store, a store can be completed in a timely manner, if the City chooses to act now, and all the other developments can proceed at their pace. The Truman Olsen site has many opportunities and complications (UDD7, Cedar St., Beld St., coordinating with SSM/Dean, etc.) but providing a parcel for the grocery is very achievable in a short timeframe.

Thank-you for your time.

Lisie Kitchel
225 Potter St.
Phone: 608-220-5180

From: Parks, Timothy <TParks@cityofmadison.com>
Sent: Friday, March 1, 2019 7:51 AM
To: Kitchel, Lisie E - DNR <Lisie.Kitchel@wisconsin.gov>
Cc: Rolfs, Daniel <DRolfs@cityofmadison.com>
Subject: RE: Dean Clinic - Fish Hatchery/Park

Lisie,

For the TIF questions, I recommend that you speak with my colleague, Dan Rolfs, in the Office of Real Estate Services at 267.8722. Dan is copied.

Regarding the Pick 'N Save grocery store closing, that is not something that I have much say in, and I am not sure that the City writ large does, either, since it is private property and business. We have more say in a new store potentially being developed on the adjacent City-owned land, but that project is still in its conceptual stages and not without its complications. Dan is the lead person for the City on that site, too.

I would be happy to discuss the S. Park Street parcels with you further, potentially with Dan and after you and he have spoken. Please let me know.

Best regards,
TIM

Timothy M. Parks
Planner
Department of Planning & Community & Economic Development
Planning Division
Madison Municipal Building, Suite 017 (Level Zero "0")
215 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703
tparks@cityofmadison.com
T: 608.261.9632

From: Kitchel, Lisie E - DNR <Lisie.Kitchel@wisconsin.gov>
Sent: February 28, 2019 12:33 PM
To: Parks, Timothy <TParks@cityofmadison.com>
Subject: RE: Dean Clinic - Fish Hatchery/Park

Super – thanks! I would like to discuss the project soon, especially the store closing, and TIF money.

Lisie Kitchel
Phone: 608-220-5180

From: Parks, Timothy <TParks@cityofmadison.com>
Sent: Thursday, February 28, 2019 10:39 AM
To: Kitchel, Lisie E - DNR <Lisie.Kitchel@wisconsin.gov>
Cc: Punt, Colin <CPunt@cityofmadison.com>
Subject: FW: Dean Clinic - Fish Hatchery/Park

Lisie,

Please feel free to contact me if you have questions about this project.

Best regards,
TIM

Timothy M. Parks
Planner
Department of Planning & Community & Economic Development
Planning Division
Madison Municipal Building, Suite 017 (Level Zero "0")
215 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703
tparks@cityofmadison.com
T: 608.261.9632

From: Punt, Colin
Sent: Thursday, February 28, 2019 8:20 AM
To: Firchow, Kevin <KFirchow@cityofmadison.com>
Subject: Dean Clinic - Fish Hatchery/Park

Kevin,

Lisie Kitchel from Bay Creek left me a message wanting to know who the project contact is for the new Dean Clinic. Obviously, since this hasn't come in, I don't know who it is, so I thought maybe you'd want to follow up with her.
266-5248

Colin Punt
Planner

Department of Planning & Community & Economic Development
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Blvd.
Madison, WI 53703
cpunt@cityofmadison.com |608.243.0455