

**From:** Brad Hinkfuss

**Sent:** Monday, November 06, 2017 4:33 PM

**To:** Stouder, Heather <[HStouder@cityofmadison.com](mailto:HStouder@cityofmadison.com)>; Rummel, Marsha <[district6@cityofmadison.com](mailto:district6@cityofmadison.com)>

**Cc:** Host-Jablonski, Lou; rkoglin; Yogesh Chawla; Doug Johnson; Dan Lenz; Jason Tish; Thomas Garver

**Subject:** Support for the proposed project at 131 S Fair Oaks Ave

Hello Heather,

I'm writing in support of the proposed project at 131 S Fair Oaks that will come before Plan Commission tonight for final approval of some conditional use measures. While I'm the current President of the SASY Neighborhood Association, I can't tell you that the council has voted one way or another concerning this project. Our next meeting is this Thursday there'll be no majority opinion until then. What I can tell you is that the SASY Preservation & Development (P&D) Committee has recommended support of this project to the full board. The P&D committee has met directly with the developers of the proposed project on two occasions, in addition to the two public meetings. The P&D group is composed entirely of people who live in the neighborhood and who bring many professional development backgrounds to the table.

As with many infill projects, the one proposed for 131 S Fair Oaks is complex. It involves a site zoned TE, which is highly contaminated from past uses, in the shadow of an active industrial factory, adjacent to a huge amount of Parks land, and also adjacent to longstanding existing neighborhoods. Add to that the incredible development pressure that our neighborhood has been experiencing for the past 10 years.

I mention all this not to rehearse a project you probably know quite well, but to let you know that we have been closely and carefully considering this project. It has been an iterative process and the developers have made many changes in response to neighborhood feedback and other factors endemic to the site. These include the environmental issues, as well as the design factors, and sensitivity to neighborhood context. There is not unanimity in the neighborhood (or from outside the neighborhood) concerning this project but it has earned my support and the recommendation of our P&D group.

Thank you for your time and consideration.

Brad Hinkfuss