

**From:** [Kevin O'Brien](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Zion redevelopment Agenda items 10-13  
**Date:** Monday, April 25, 2022 4:05:35 PM

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I am opposed to amending our neighborhood plan in order to accommodate one project being proposed by one developer. I was surprised to learn that such an amendment is being sponsored by our alders. This project is not viewed favorably by the local residents.

I am opposed to re-zoning the Zion parcel in order to allow a 32 unit apartment building. This project has little support in the neighborhood. Most of us would prefer housing be built within the restrictions of the current zoning. For example, 5-7 owner-occupied townhouses or two-flats. This would increase density, but at a level that can be absorbed by the neighborhood.

If a demolition permit is issued I think it is imperative that much of the church building materials be carefully salvaged for reuse. The church is built of glu-lam timbers, heavy wood decking and many, many tons of still pristine brick. Thorough recycling should be a condition of granting a demolition permit. And should be enforced.

Thank you,  
Kevin O'Brien, LEED-AP  
2226 Rusk Street

City of Madison, WI  
Plan Commission  
Agenda Items 10-13  
2165 Linden Street, Madison, WI  
April 25, 2022

Testimony: Paul Lenhart  
President & CEO  
Krupp General Contractors, LLC (Krupp GC)  
16 South Allen Street  
Madison, WI

Comments below in support of Agenda Items 10-13:

1. Threshold Development and Tyler Krupp do not own or have a financial interest in Krupp GC
2. Tyler Krupp (Threshold Development) has actively for about the last 12 months expressed a strong desire for constructing new housing in Dane County, WI with a repeatable model using only green, sustainable and environmentally sensitive building techniques. In this effort he's landed on Passive House as the best means to accomplish this goal
3. Over this time, Krupp GC as a partner with Threshold, has participated in 5 sessions (1.5-2.5 hours long each) with Threshold staff and its Passive House consultant, Precipitate Architecture, Planning & Research, Minneapolis, MN. The purpose of these classes has been for all of us to learn (as a team) how to build sustainable structures according to Passive House guidelines. Four project managers and one assistant project manager from Krupp GC have been involved in these sessions
4. Threshold has stated very clearly that their goal is for all future building to be done sustainably using Passive House guidelines. Despite the fact we have provided our professional feedback and advised them of the negative cost implications they have been steadfast in their determination and commitment to build using the Passive House model
5. Through the years many of our clients have expressed a desire to build sustainably but when they learn of the significantly higher costs most retreat and choose not to spend the money. Threshold has been different and have chosen to forge ahead despite being advised by us throughout this learning process of the higher costs associated with Passive House construction
6. The overwhelming opinion in this matter is that Tyler Krupp feels that building sustainably is a moral imperative

**From:** [Ben Nerad](#)  
**To:** [Plan Commission Comments](#)  
**Cc:** [Foster, Grant](#)  
**Subject:** Comment on Zion Project: 2165 Linden Item 10-13  
**Date:** Sunday, April 24, 2022 1:41:17 PM

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Hello,

I am writing in support of agenda items 10-13, regarding the Zion redevelopment project at 2165 Linden Ave.

I purchased a home in this neighborhood four years ago because I liked the current arrangement of largely single family and duplex properties abutting higher density development along Atwood. However, it's clear that Madison's housing market (and the housing market nationally) is at a crisis point, largely because of a lack of supply of new housing ([citation 1](#), [citation 2](#), [citation 3](#)).

A review of home sales prices and current assessed value near the Zion property shows how the neighborhood has tipped from one that was once affordable to one that no longer is, with increases in home values far outpacing inflation. Many homes around the Zion site were purchased for \$50,000 - \$90,000 in the 1980s and 90s, and would be worth \$130,000 - \$200,000 today had those sales prices simply kept up with inflation.

Instead, those homes today are assessed by the city at \$300,000 - \$500,000. My own house at 209 Division St was sold for \$44,000 in 1986 and would be worth \$115,000 today had the price simply kept up with inflation. Instead, it's currently assessed by the city at nearly \$360,000. This neighborhood is no longer affordable because housing supply has not kept up with demand.

In addition, Madison's apartment vacancy rate continues to be lower than the ideal 5% which better balances tenant and landlord interests ([citation 1](#), [citation 2](#)). As a result, apartments are less affordable city-wide. This project would add to the overall supply of apartments in Madison, which on balance will improve affordability.

This project is not perfect. Personally, I would prefer a mix including owner occupied and affordable units with a slightly reduced massing. However, it's clear that the housing market is at a crisis point, and we need to add more housing units to address it. Because of this need, I support agenda items 10-13 of the April 25th Plan Commission meeting.

Thanks,  
Ben Nerad  
209 Division St., Madison