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Jason Socha <socha.jason@gmail.com>

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## 3116 Commercial Drive dance club project

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**Chad Speight** <chadspeight88@gmail.com>

Mon, May 15, 2017 at 1:16 PM

To: [licensing@cityofmadison.com](mailto:licensing@cityofmadison.com), [district15@cityofmadison.com](mailto:district15@cityofmadison.com), [district12@cityofmadison.com](mailto:district12@cityofmadison.com)

Bcc: [socha.jason@sochadev.com](mailto:socha.jason@sochadev.com)

To Whom It May Concern,

I am writing you to express my full support of the dance club and bar being proposed for 3116 Commercial Ave. I own the properties at 3200 and 3212 Commercial Ave, directly across the street from the proposed dance club.

I purchased my property in the summer of 2016, and we run a remodeling business from this location. We occasionally have walk-in customers, but we work primarily at the homes of our clients. We intend to be in this neighborhood for a long time, and we have plans to make improvements to our property in the coming years.

Based on the informational meeting that was hosted for the neighborhood in early May, I believe that the owners intend to operate a safe and well managed establishment. The planned business will make improvements to the building and parking lot, which should contribute to the ongoing positive redevelopment of our area. One of the applicants, Jason Socha, actually lives in the neighborhood, just 2 blocks from the proposed club. To this end, I believe that the applicants have every intention to contribute positively to our community, and I look forward to their investment and presence across the street from our business.

I am out of town this week, so I am unable to appear at your hearing. Please do not hesitate to contact me if you have questions or concerns.

Respectfully submitted,

Chad Speight  
President, Chads Design Build

Alderman, City of Monona  
221-1799 voice, office    345-2423 text  
[www.ChadsDesignBuild.com](http://www.ChadsDesignBuild.com)



Jason Socha <socha.jason@gmail.com>

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## ALRC Statement

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John Dean <john@simonsonbros.com>

Wed, May 17, 2017 at 6:27 AM

To: "mwitzel-behl@cityofmadison.com" <mwitzel-behl@cityofmadison.com>

Cc: "gkveberg@gmail.com" <gkveberg@gmail.com>, "socha.jason@sochadev.com" <socha.jason@sochadev.com>

To ALRC:

Concerning business located at:

3116 Commercial Ave.

Madison, WI 53714

I am writing to you in support of the business proposal of Mr. Kveberg and Mr. Socha.

I have met with both gentlemen and discussed their plans for a business at 3116 Commercial Ave.

As this proposed business is located next door to my company, understanding that they have a desire and a plan to develop a business in a positive manner is very important to me.

The location they are planning to occupy is currently a vacant building which is attracting negative behaviors in the neighborhood. The investment of this business venture will benefit the neighborhood with its presence, and their plan to promote a safe place for their clientele.

Sincerely,

John Dean

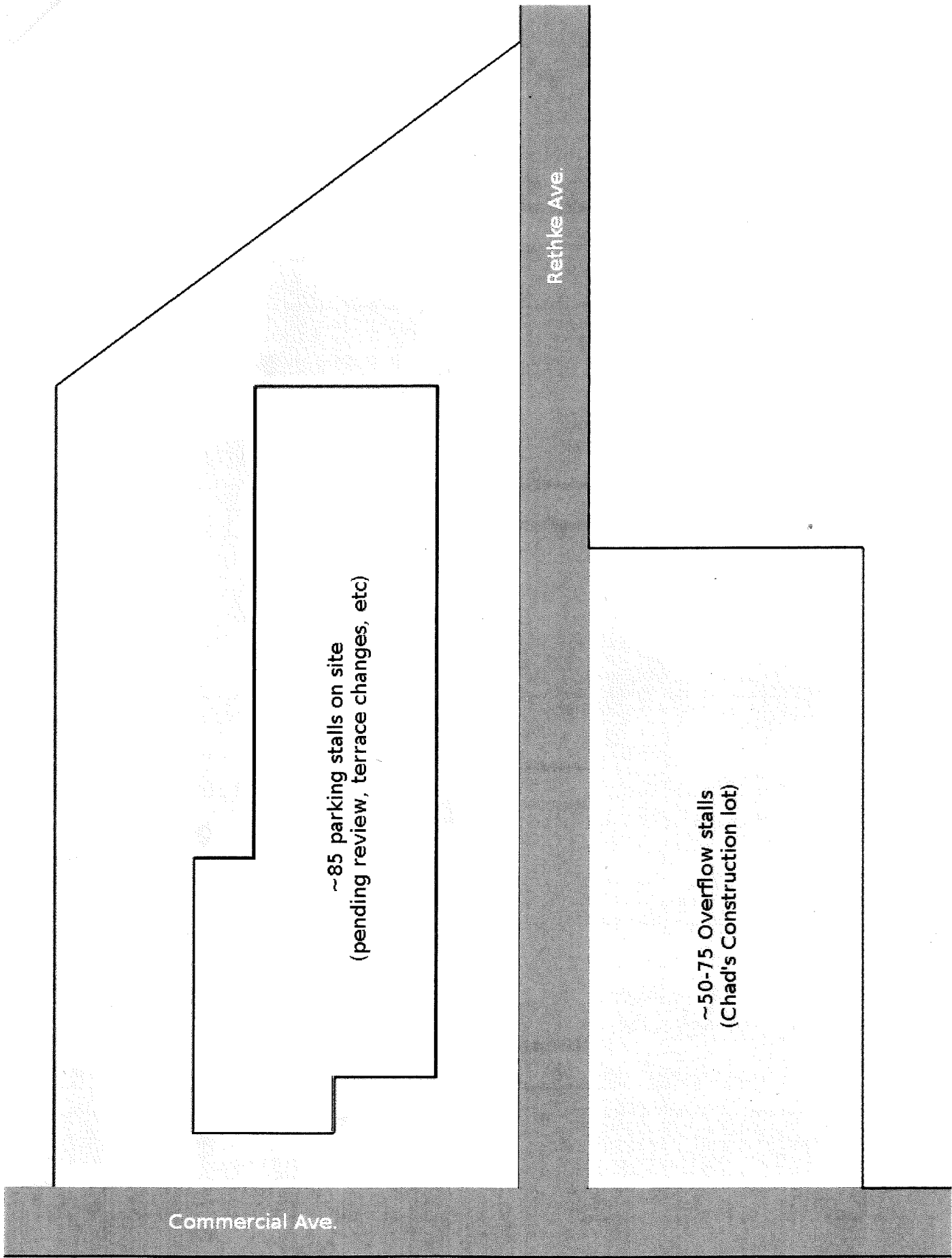
Simonson Brothers of Wisconsin Inc.

3106 Commercial Ave

Madison, WI 53714

Office: 608-249-5222

Fax: 608-249-3210

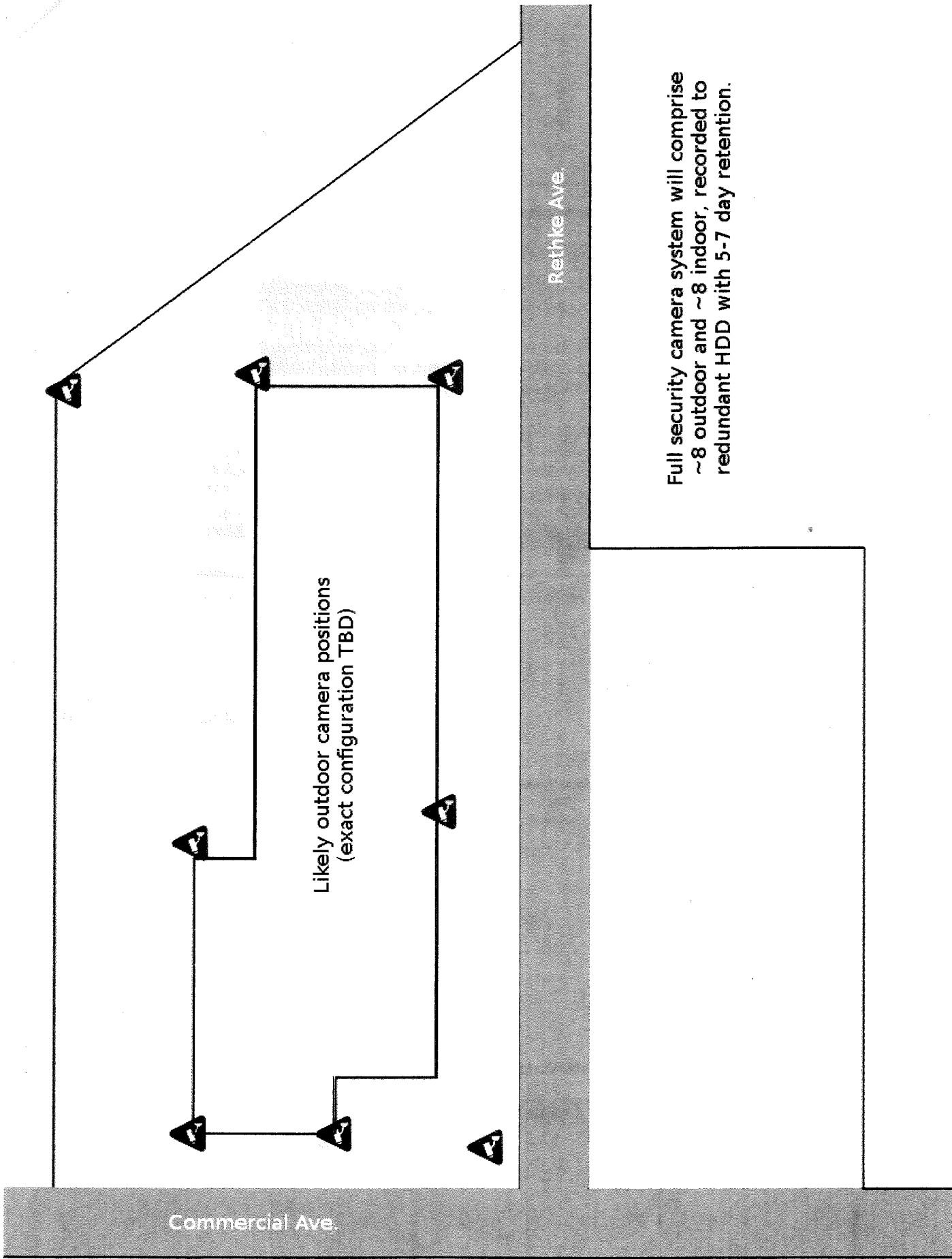


~85 parking stalls on site  
(pending review, terrace changes, etc)

~50-75 Overflow stalls  
(Chad's Construction lot)

Rethke Ave.

Commercial Ave.



Commercial Ave.

Rethke Ave.

Likely outdoor camera positions  
(exact configuration TBD)

Full security camera system will comprise  
~8 outdoor and ~8 indoor, recorded to  
redundant HDD with 5-7 day retention.