

From: Ted Matkom <tmatkom@gormanusa.com>

Sent: May 11, 2020 8:30 AM

To: Chris McCahill <ctmccahill@gmail.com>; Planning <planning@cityofmadison.com>; Parks, Timothy <TParks@cityofmadison.com>; Justin Frahm <justin.frahm@jsdinc.com>; Jason Korb <JKorb@kaa-arch.com>

Subject: RE: Plan Commission - May 11, Item 4

Chris

Thanks for your comments. We had many meetings prior to this with Marsha Rummel and Brad Hinkfuss and the entire neighborhood group where we discussed many of the topics you are addressing today. I think you may have attended one or more of these because your name sounds familiar. I will summarize where I believe those meetings landed on the following issues:

1. Sidewalks were brought up on the East side of Winnebago in our neighborhood meetings. However that is not land owned by Gorman & Company so it is in the jurisdiction of the City to make that decision if they would install those sidewalks. I think your comment about the trees is a good one if that installation happens and the trees or replacement thereof should be noted if the City decides to undergo this installation but again that is not our land.

2. I have cc'd the architect and our civil engineer who can explain the bike parking we propose to be added as part of Nexus which the subject of the plan commission meeting tonight.

3. Surface parking has always been an issue with the neighborhood. We have always contended we needed the parking to support the retail and to get quality retail tenants in the retail space. We also only have 79 spaces underground with 105 units so it will be used at night and day for residents and retail customers. The reason the retail at Carbon is not full is because lack of parking. Retail businesses won't even consider it because no dedicated parking for retail - it's all public on the street so not dedicated. We need those dedicated spaces on the surface parking to be successful.

If you would like to discuss feel free to call me at 414 617 9997

Ted Matkom

