

From: [Michael D. Barrett](#)
To: [Bob Klebba](#)
Cc: tlna@groups.io; marqna@groups.io; [Parks, Timothy](#); [Stouder, Heather](#); [Rummel, Marsha](#)
Subject: Re: [tlna] Zoning change
Date: Wednesday, July 22, 2020 11:49:13 AM

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[Mr. Parks, please include this in public comment.]

Hi Bob,

Thanks for bringing the plans to our attention. And thanks for keeping our isthmus hoods united with info like this!

You don't explicitly oppose the development here, but given that it runs (apparently) contrary to original plans, maybe you do?

Anyway, I happen to agree with Me. Brink's thinking that you want a street—any street—to be activated for more of the day than just the workday. I like the idea of mixed use here. The problem with so much of the planning that has gone on in this city (uh, *country*) is this continuing obsession with single-use everything. It amounts to a sense of death for much of the day in so many places. Remember how dead the square was back in the 90s before grown-up housing went in? Sidewalks rolled up at 5. It seems to me that would be the last thing we'd want.

And there are no existing residential neighbors to disturb. A very different situation than the N side of E Wash.

On the environmental front, to not maximize parking for that shift change at 5 from biz to residential, really is a waste of pavement for 2/3 of the day. Brink's plan maximizes the use of paved space while minimizing the totality of the paving.

On the public safety front: It really seems to me that having responsible eyes-on-the street 24/7 would go a long way toward reducing the need for police patrolling vast emptinesses.

Relatedly, on the neighborhood front, wouldn't it be a great way to knit the two sides of E Wash—indeed, the two neighborhoods—together with a continuum of biz during the day, residential at night? Right now, for anyone wishing to travel on foot or by bike between the hoods—and there are a lot who do—could do so with a sense of safety of having neighbors in that area at all hours. Right now, it's pretty much a scary dead zone for much of the time.

It may be that you are worried about more intensive commercial uses on the TL side, and that is understandable. It is a different situation on the TL side with existing older residential butting up much closer to E Wash. In a developing urban environment like E Wash, a sense of place-nuance is important. Something we'll definitely have to impress upon our planners & developers.

-Mike

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On Jul 22, 2020, at 8:48 AM, Bob Klebba wrote:

Curt Brink who has developed the Kluter Building on Patterson and E Wash and the old Buy and Sell shop is requesting a zoning change for part of his "Archipelago Village"

12-15 years ago, many people in Tenney-Lapham and Marquette Neighborhoods worked on the UDD8 zoning for the north and south sides of East Washington Ave. The north side was designated residential and the south commercial. Curt is asking to allow residential use on the south side of E Wash.

Development on E Wash has activated the area and has changed how this area and in particular E Main is now perceived. If you have any comments about the change to the UDD8 zoning, you can send them to tparks@cityofmadison.com.

Article in WSJ: https://madison.com/wsj/news/local/govt-and-politics/developer-unveils-housing-tower-as-final-piece-to-transform-near-east-side-block/article_b1fcb794-4813-57cf-bae7-f123d3e5b32e.html

UDD8 zoning text:

https://www.cityofmadison.com/dpced/planning/documents/Urban_Design_District_8.pdf

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Bob Klebba he him his
704 E Gorham St
Madison WI 53703-1522
608-209-8100
www.governorsmansioninn.com
www.mendotalakehouse.com
www.canterburymadison.com

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[mikeb@urbanthoreau.com]

From: jim@eolas.com
To: [Michael Barrett](#)
Cc: [Parks, Timothy](#); [Stouder, Heather](#); [Rummel, Marsha](#)
Subject: Re: [Tlna] Zoning change
Date: Wednesday, July 22, 2020 12:15:13 PM

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Hi Mike:

You have persuaded me. I completely agree with your comments. I moved to the neighborhood in 2012. Since that time, the development on the north side of E Wash has on balance had a tremendous positive impact on the neighborhood as a whole. I know there are some adverse consequences for the existing very near by neighbors. Spreading some of the impact of new residents to the other side of the street makes sense and seems to have few adverse consequences on existing residents and business. Plans may make sense when they are made, but need to change as the reality on the ground changes.

Best regards,

Jim Stetson

----- Original Message -----

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From: [Peter Bradley](#)
To: [Parks, Timothy](#)
Subject: Res. zoning on E. Main St. for Brink Archipelago Village.
Date: Wednesday, July 22, 2020 2:21:51 PM

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I think this is great. How nice to have a mix of residential south of E. Wash.

Peter Bradley
1325 Spaight St, Madison, WI 53703

From: [Marcus Hawkins](#)
To: [Parks, Timothy](#)
Subject: zoning change
Date: Wednesday, July 22, 2020 6:56:26 PM

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Hello,

I support the zoning change for the proposed Archipelago Village residential building off on E Main St.

Thanks,

Marcus Hawkins

805 E Mifflin St.

Sent from [Mail](#) for Windows 10

From: [Kevin Luecke](#)
To: [Parks, Timothy](#); [Heck, Patrick](#); [Rummel, Marsha](#)
Cc: [Bob Klebba](#)
Subject: Archipelago Village Rezoning
Date: Thursday, July 23, 2020 9:02:23 AM

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Hello Mr. Parks.

I would like to note my strong support for rezoning part of the Archipelago Village development for residential use. I would also like to note my strong support for allowing buildings up to the maximum height and density, including any bonuses. Madison desperately needs more residential development in areas that are well served by transit and walking and biking facilities as this site is. At the same time, demand for commercial space was soft before the COVID-19 pandemic, and will be much weaker going forward. The City has an opportunity to allow development at this site that compliments and enhances the remainder of the Archipelago Village development as well as all of the other recent development in the Capital East area.

I would ask City staff, all relevant committee members, and the Council to support the rezoning of this site.

Thank you,
Kevin Luecke
121 N Ingersoll St

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Kevin Luecke
kluecke1@gmail.com

From: [richard.freihoefer@richr.com](#)
To: [Parks, Timothy](#)
Subject: Kurt Brinks development
Date: Thursday, July 23, 2020 6:45:15 AM

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Unlike Stone House Development, Kurt Brink has done a fine job done here. Please let him proceed with this business plan.