

**From:** [Alison Lindsay Mares](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Legistar 72843, Agenda Item #27, agenda for 3 October 2022  
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Plan Commissioners:

I write to support the conversion of the former Howard Johnson/Madison Plaza Hotel to a residential complex with 180 efficiency apartments and 10 one-bedroom apartments. This proposal has definite merit and provides much-needed accommodation in Madison, especially if rental costs can be controlled and made affordable. If the conversion is done correctly, this will be a dramatic improvement in the use of this blighted property.

I have two concerns. The first is that of adequate, safe, and secure pedestrian/bicycle/accessible connectivity to public transportation and businesses in the area, particularly: HyVee and Aldi groceries; Wendy's, Popeye's, Laredo's, and Sumo eateries; and Reindahl Park and the future library/community center.

The second concern is that of improving the intersection at E. Washington Ave. and Lien Road. It is a rather narrow and somewhat dangerous intersection with traffic from the east and west merging off E. Washington Ave. on to Lien Road, and business entrances (including access to this development) almost at the intersection. Also, additional traffic out of this development past the Aldi and gas station exits on to Lien Road will likely cause serious backups along Lien Road because (even now) the traffic lights frequently do not allow enough vehicles to clear the intersection.

If a safe/secure pedestrian connection can be made to the public sidewalk network, and the E. Wash/Lien Road traffic pattern can be improved, I believe the transformation of this property from hotel to residential use will be a great addition to the East Towne area.

Thank you.

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