

Wells, Chris

From: Michael J. Marineau <mmarineau@wisc.edu>
Sent: Monday, December 02, 2019 9:58 AM
To: [REDACTED]; [REDACTED]; Eric Sundquist; [REDACTED]; Lemmer, Lindsay; Rummel, Marsha; [REDACTED]; Heck, Patrick; Verveer, Michael; Mayor Wells, Chris; brfspeak@gmail.com
Cc: Wells, Chris; brfspeak@gmail.com
Subject: Demolition Project No. 57810 - Demolition 636 W. Washington Avenue: Plan Commission 12-09-19
Attachments: Plan Commission Demolition Project (Jeff Lee).pdf; Plan Commission Demolition 636 W. Washington 12-09-19.pdf

Dear Interested Plan Commission Members and other elected officials,

I have with interest followed the recent decision of the Planning Commission and Developer/Applicant, Mr. Jeffrey Alan Lee (to whom I am sending this by regular mail), to demolish the existing property at 636 W. Washington Avenue in Madison. I am unable to attend the Plan Commission meeting to be held on December 9, 2019 at 6:00 p.m.

By this e-mail, I would like to express my opposition to the demolition of the building and existing businesses currently occupying the site. I have been a frequent customer of the Kelly's Market where I get my favorite coffee twice daily now since at least 1997, if not earlier. Although I currently live in Middleton, I worked for several law firms that were nearby for many years (while living in DeForest) and would stop in at Kelly's in the morning, sometimes lunch hours, and before leaving for home in the afternoon. I also go there on weekends for coffee simply because that particular Kelly's Market has Hazelnut Cappuccino and the majority of other Kelly's Markets do not.

I also feed the many small birds that live in the tree in the back part of the parking lot near U-Haul, and several bunny rabbits also enjoy the "treats." However, that is not the reason for my opposition. The main reason is Madison, especially in that area, simply does not need even more over-priced apartment units merely to drop money in the pocket of some wealthy real estate mogul at the expense of hard-working regular people and customers who frequent and need to have a market for food, coffee, other retail type items, gasoline and so forth. In the time I have frequented the area for my own personal needs, I have seen the construction of minimally 12-14 new apartment buildings, some tall, some small. All at the destruction of small homes, the "homey" feeling that Madison offers, and to drive other small business owners away from the downtown area.

Why don't we just tear down the whole downtown and make it one big apartment community and scrap all small businesses. Block the view of the lake and the Capitol. Ultimately, who will really care. New York has no appreciable skyline. Nor does Chicago or Detroit. Milwaukee at least remains mixed use – they don't just willy-nilly decide one day to rip down the livelihoods of several small business owners and their employees. You all and I know that in only a short time (5-10 years) the property will turn into a tenement/eyesore because someone else will decide to build a newer, nicer apartment building and then nobody will want to live in Mr. Lee's apartments except the low-income renters. It's a vicious circle, but at some point, somebody just needs to say NO MORE. Where will people get gas, snacks, coffee? There are no other places anywhere near there.

Let the Council and Plan Commission take a long hard look at this project – what impact is it really going to have on that area of the City (traffic, housing, retail, employment, people's livelihoods, etc.) and fairly and compassionately discuss if this is appropriate or not. Giving way to yet another wealthy real estate company to line their pockets may not necessarily outweigh the existing tax income from the current businesses. The blight will come eventually. What will you tell your kids when they go to UW and live in the older homes because they can't

afford these high-priced rental units and they have no place to go for snacks late night. Please and answer these questions, then cast your votes.

Thank you. This is my current work mail for the next couple years before I retire, but my personal business mail is also in the cc: line. brfspeak@gmail.com

Mike M.

*Michael J. Marineau,
Inventory Control Coordinator
UW Madison – Memorial Union Dock Coordinator
Office Telephone: [REDACTED] (if you leave a message, please include your full 7-digit phone number)*

Quip of the Month: *The best way to predict your future is to create it. [Abraham Lincoln](#).*

It's cold and flu season again. Sneeze/cough into your [sleeve](#), not your hands and wash hands often!