

From: [Jenny Baltes](#)
To: [Plan Commission Comments](#)
Subject: 3565 Tulane Avenue, Eastmorland Community Center and Housing
Date: Monday, July 28, 2025 12:19:22 PM

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Jennifer Baltes
5018 Camilla Rd, Madison

RE: Eastmorland Community Center

To Whom It May Concern,

I am writing to express my enthusiastic support for the proposed redevelopment of the Eastmorland Community Center and the accompanying workforce housing project at 3565 Tulane Avenue in Madison, Wisconsin.

This visionary project, led by Common Grace Church, represents a vital investment in the Eastmorland neighborhood. The plan to construct a new 7,000-square-foot community center alongside a 26-unit, three-story apartment building will not only revitalize a key community space but also address the pressing need for affordable, workforce-oriented housing in our city.

The Eastmorland Community Center has long served as a hub for connection, creativity, and care. The new facility promises to expand on this legacy by offering modern, inclusive spaces for gatherings, services, and programs that strengthen the social fabric of our neighborhood. The integration of housing into this development is especially commendable, as it reflects a holistic approach to community building—one that recognizes the importance of both place and people.

I am particularly impressed by the thoughtful planning, including interviews with neighbors and collaboration with local organizations to ensure that the project reflects the values and needs of Eastmorland residents.

I urge the City of Madison and all relevant stakeholders to support this project through the necessary approvals and resources. It is a model of what inclusive, community-centered development can look like, and I am confident it will serve as a beacon for similar efforts across the city.

Thank you for your consideration.

Kind regards,

Jennifer Baltes

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Schools provide safe spaces to talk about controversial issues, and literature

presents characters portraying human experience in all its richness and contradictoriness. Reading is a way to take in the difficult situations and understand them. - *Julia Alvarez*

From: [Breanna Illéné](#)
To: [Plan Commission Comments](#)
Subject: 3565 Tulane Avenue, Eastmorland Community Center and Housing
Date: Monday, July 28, 2025 12:19:12 PM

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Hello members of the planning commission,

I am writing regarding the project at 3565 Tulane Ave and asking you to approve this project. My family has lived in Eastmorland for a little over 10 years. When we first moved to the neighborhood, we were excited to own a home but unsure how to connect. I often reflected on the fact that there did not seem to be connecting points for neighborhood residents (I had previously lived on the Isthmus and before that in Chicago and had many more connections to people in my neighborhoods because there were spaces to facilitate this).

Fast forward 10 years, we are now raising 2 (soon to be 3) young kids in this neighborhood and the feeling has changed. Yes there is more to do here because of places like Garver Feed Mill and the Biergarten, but an additional space of connecting has been the Eastmorland Community Center. Over the past few years, we have been able to meet so many neighbors and build relationships through this space - whether it be by talking to the boyscouts, the arts center, the ethical trade store, the third space, or pop up events like Thanksgiving meals, Tunes on the Triangle, Santa visits or craft fairs. I will note, that one of the fantastic things about what is happening at the Eastmorland Community Center is that so much of what they do is free or low cost. As a young family, this is huge for us.

In the last year and a half, my family has begun attending Common Grace Church, and I joined the board of the Eastmorland Community Center. We started doing that because we were already spending so much time in the space; it felt like we were ready to give back and connect even more deeply. The hole that was present in getting to know our neighbors was filled by the Eastmorland Community Center and Common Grace.

Finally, having lived in this neighborhood for over 10 years, I have watched it change. One of the early conversations we had with a next-door neighbor was about how she could no longer afford to live here. She put her home on the market and moved out of Dane County. Property prices are skyrocketing and I am fearful about the lack of affordability in this city. I am excited for Common Grace/Eastmorland Community Center to be doing some towards addressing this with their housing project. We need more infill housing and support to keep this housing affordable. Please support this project.

Thank you,

Breanna Illéné
121 Lansing St
Madison, WI 53714

Disclosure: I am a member of the Eastmorland Community Center Board and my family attends Common Grace Church.

From: [Grant Foster](#)
To: [Plan Commission Comments](#)
Subject: Tulane Avenue Rezone & CSM (Agenda Items #12 & 13)
Date: Monday, July 28, 2025 11:47:58 AM

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Good morning, Plan Commission members.

I am writing in support of the Tulane Avenue Rezoning & CSM on your agenda for this evening. This is a great project that will benefit the Eastmorland neighborhood and add much needed housing. Thanks for your consideration and support!

Grant Foster
3930 Anchor Drive, Madison