

From: Nicholas Davies <nbdavies@gmail.com>
Sent: Monday, July 5, 2021 11:47 PM
To: All Alders <allalders@cityofmadison.com>
Subject: Refer item 65260 - Portage/Hanson zoning

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Dear alders,

While our city is in need of housing, that isn't all we need. The proposed plan for the area around Portage Rd up to Hanson Rd would add dwelling units, and preserve some of the existing open/green space. There are proposed bike connections, including a bridge over I39 that would be very useful. However, this plan is lacking in everything else.

There are no commercial or even mixed use zones in the current plan. The only jobs on the map are on the other side of the interstate. Currently it would be a 2+ mile trek to any restaurants, cafes, groceries, retail, or services.

Residents of this neighborhood will either have to drive, or be dependent on scant bus service. For much of the day, buses pass through only once an hour.

In effect, we are designing this neighborhood for cars only. This runs counter to equity, public health, and the climate crisis. Madison residents across the city are demanding neighborhoods that are walkable, complete, and self-sufficient. This area should be no exception.

All it takes is converting portions of the neighborhood map to a Mixed Use zone. Mixed Use would allow commercial amenities to serve this neighborhood when there's sufficient demand for them. This item should be referred back to the Planning Division with instructions to that effect.

I'm no city planner, but I imagine the most ripe areas for mixed use would be along Portage Rd (the arterial for this area), particularly around the intersections at Di Loreto and Hayes, especially given the proposed bike connection from Di Loreto across I39.

This is the time to get it right, not after this area is completely filled in with housing. We shouldn't be surprised when the residents of this neighborhood need to eat and work and shop.

Thank you,
Nick Davies
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