

From: [Alicia Lyu](#)
To: [Plan Commission Comments](#)
Subject: Opposition to Legislative File 89479
Date: Friday, August 15, 2025 7:47:26 AM

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Dear Plan Commission,

I am writing to oppose the legislative file 89479. I speak as a current resident of 512 S Yellowstone Dr, 2 blocks away from the proposed development.

Our apartment building, the Marquee, is one of the first multi-family developments in the area, a pioneer in the blueprint set out in the West Area plan. I love living here, but I feel not always welcomed, mainly because of the entrenched car-centric infrastructure. **As we transition the west area into an urban space, we need the city to deliver their promise in the West Area Plan and facilitate this process.** Approving a standalone drive-thru commercial building with no residential component in a RMX zone is the very opposite of what the community needs. Approving Von Mauer in 2021 already set back the plan to extend Odana Road; the West Towne Mall stays cars' sole territory to this day. I urge the city to avoid making the same mistake.

On the front of the laws and zoning language, I second Shaun Becker's analysis. I also question the applicant's compliance with the following requirement, cited from their letter of intent:

The TOD establishes site standards for Automobile Infrastructure that require drive-thru to be "located under the building covered by upper floors" to reduce the area and impact caused by car structures and promote more pedestrian and bike-friendly access as well as quality public transit.

With the principle of "substance over form" in mind, their design does not meet this requirement. Despite having 2 floors, the only car infrastructure covered by an upper floor is the drive-thru windows. All of the parking area and drive-thru lanes lays bare, uninviting to customers on foot or bikes. I urge the applicant to study Ancora drive-thru Cafe at 3926 Monona Dr Madison, WI 53716 for what the TOD zoning rules actually intend. I urge them to follow suit, making earnest efforts to comply with city planning. **I implore the Plan Commission to avoid making a precedent of unsubstantial compliance with drive-thru requirements.**

It won't be the worst thing in the world that the new plan should include residential units. It should be profitable for the developers and investors. I encourage the applicant to envision the good they can do to the community beyond a coffee shop with an outdated suburban design, which the west area is long overdue to evolve out of.

Sincerely,
Alicia Lyu