

Jeff Pfund
3821 Tulane Ave
Madison WI 53714

submitted to: pccomments@cityofmadison.com

RE: 3565 Tulane Ave Eastmorland Community Center & Housing letter of support

Dear Reader,

I am writing to express strong support for the Eastmorland Community Center redevelopment and housing project at 3565 Tulane Avenue in Madison.

Madison faces a significant housing shortage, with a current deficit of over 64,000 units¹. The city's population is projected to grow by more than 18,000 people by 2030, requiring at least 15,000 new homes—3,750 of which must be affordable². Meanwhile, the median rent has risen to \$1,451, while the median income remains just \$39,265, leaving many workers priced out of the market¹.

This project directly addresses these challenges by providing workforce housing alongside a revitalized community center. It's a smart, community-driven solution that supports both housing stability and neighborhood vitality.

I urge the City of Madison and all stakeholders to support this essential initiative.

Sincerely,

Jeff Pfund

Citations

1. Madison Housing Market: Workforce & Affordability Insights
<https://www.padsplit.com/markets/madison-wi>

2. City of Madison Housing Tracker
<https://www.cityofmadison.com/dpced/community-development/housing/housing-tracker>

From: [Beth Hein](#)
To: [Plan Commission Comments](#)
Subject: 3565 Tulane Ave. / Eastmorland Community Center and Housing
Date: Monday, July 21, 2025 11:54:29 AM

You don't often get email from beth.a.hein@gmail.com. [Learn why this is important](#)

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Hello,

I am writing to express my family's strong and enthusiastic support for the Eastmorland Community Center redevelopment and housing project at 3565 Tulane Avenue in Madison. Madison faces a significant housing shortage, with a current deficit of over 64,000 units (1). The city's population is projected to grow by more than 18,000 people by 2030, requiring at least 15,000 new homes—3,750 of which must be affordable (2).

Meanwhile, the median rent has risen to \$1,451, while the median income remains just \$39,265, leaving many workers priced out of the market (1).

This project directly addresses these challenges by providing workforce housing alongside a revitalized community center. It's a smart, community-driven solution that supports both housing stability and neighborhood vitality.

The Eastmorland Community Center has long been a hub in our community, and we are particularly impressed at the intentional level of community involvement -- including meetings and interviews -- to ensure the design aligns with community member priorities and values.

We give our full support to this thoughtful design and urge the City of Madison and all stakeholders to support this essential initiative.

Sincerely,

Grant and Elizabeth (Beth) Hedges
3714 Tulane Ave, Madison, WI 53714

Citations

1. Madison Housing Market: Workforce & Affordability Insights

<https://www.padsplit.com/markets/madison-wi>

2. City of Madison Housing Tracker

<https://www.cityofmadison.com/dpced/community-development/housing/housing-tracker>

From: [Kate Behrens](#)
To: [Plan Commission Comments](#)
Subject: 3565 Tulane Avenue, Eastmorland Community Center and Housing
Date: Friday, July 25, 2025 3:13:10 PM

You don't often get email from breatheout@gmail.com. [Learn why this is important](#)

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Hello,

I am emailing you to express my strong support for the zoning change required to be able for us to have a new community center and more units of affordable housing in my neighborhood. I have looked at the design plans and think these buildings would be just fine at this location. To me this represents an excellent example of reasonable urban initiatives for Madison.

Thank you,
Kathleen Behrens
Eastmorland single family home owner

Daniel Zimmerman
3634 Dennett Driver
Madison, WI 53714

RE: Eastmorland Community Center

To Whom It May Concern,

I am writing to express strong support for the Eastmorland Community Center redevelopment and housing project at 3565 Tulane Avenue in Madison. This visionary project, led by Common Grace Church, represents a vital investment in the Eastmorland neighborhood. The plan to demolish the existing church, which has underutilized space, and construct a new 7,000-square-foot community center will revitalize a key community space. The Eastmorland Community Center serves 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 a 26-unit, three-story apartment building also addresses the pressing need for affordable, workforce-oriented housing in our city 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. This proposed apartment building is unique in that the property is owned by the church, which can set rental rates without consideration of making a profit (i.e., workforce housing) and without the use of tax dollars for building “affordable housing.” In addition, it is important to note that the revenue from the apartment rentals is projected to be sufficient for the future maintenance of both the apartment building and the community center, which will help make the entire project sustainable over time.

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 stakeholders to support this essential initiative.

Sincerely,



Daniel Zimmerman

Daniel Zimmerman

From: Penny Majors
3638 Tulane Ave. Madison, WI 53714

July 19, 2025

To: Planning Commission, City of Madison:

When I moved to the Eastmorland neighborhood from rural Dane County in 2019, it was after searching for an affordable home for many months, and walking through 40 houses, all over the city. We settled on this neighborhood because it offered affordability and proximity to neighborhood resources. It may not be the only neighborhood in Madison that offers this, but it is one of the few where nearly every home is within walking distance of a grocery store, library, pharmacy, community center, post office, schools, parks, auto repair shops, restaurants, and the lake -- all connected by sidewalks. The configuration of this neighborhood encourages a sense of community among neighbors.

Because of the connections in this neighborhood cultivated over decades, there is strong support here for the proposal by the Eastmorland Community Center and Common Grace Church to construct a new community center building and establish middle-income housing at the same time. Eastmorland is a neighborhood with growing diversity where single people, families and older adults live next to each other and support each other. Connections will continue to blossom in the new space designed specifically with this neighboring community in mind.

The middle-income housing component will allow more people of moderate means to become part of the neighborhood. I'm excited about this. The proposed medium-sized apartment building is in alignment with the small footprint housing that was established here in the 1940's and 50's. The proposed apartment building with middle-income rents will generate neighborly connections the same way other rentals in the neighborhood already do.

It is with deep appreciation for the groundwork already done that I offer my enthusiastic support for the proposal to construct a new Eastmorland Community Center building with nearby workforce housing.

Thank you to the Planning Commission for considering this creative, thoughtful, and generous proposal.

From: [Punt, Colin](#)
To: [Plan Commission Comments](#)
Subject: FW: Redevelopment of 3565 Tulane Ave
Date: Friday, July 25, 2025 10:06:29 AM

Colin Punt, AICP (he, him, his)
Planner - City of Madison Planning Division
cpunt@cityofmadison.com |608.243.0455

From: G. Gaynor <gm_gaynor@yahoo.com>
Sent: Thursday, July 24, 2025 9:36 AM
To: Mayer, Davy <district6@cityofmadison.com>; Punt, Colin <CPunt@cityofmadison.com>
Subject: Redevelopment of 3565 Tulane Ave

You don't often get email from gm_gaynor@yahoo.com. [Learn why this is important](#)

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Ms. Rummel and Mr Punt,

I apologize if I'm not going about this in the right way, but I want to make sure my opinion is heard. I hope it's not too late to do so.

I am a resident of the Eastmorland neighborhood, a half- block down from Common Grace Church's Eastmorland Community Center. I have just learned of their plan to include a 26-unit apartment in their redevelopment along with the new community center. There's just no way they can fit that many apartments on that property without a drastic detriment to the surrounding neighborhood. And within that allotted space, I'm sure any intended affordability will not translate to a decent of quality of living for the residents either.

The Threshold Development's website describes the plan as "offering a density" compatible with the neighborhood. Having moved to Madison from Chicago five years ago, I know what that sort of density is like first-hand. It is not compatible. Beyond squeezing too many apartments in a space that can't accommodate them, the residents would have to rely on street parking in an area that is already congested during school pick-up and drop-offs. It's going to take more than a couple of crossing guards to make sure that children get to school safely when they have to weave in and out of double-parked cars.

It seems that the intention isn't to contribute to the neighborhood, but for Common Grace to fund their new community center. And in speaking to many of my neighbors, I question what community they actually serve, because no one in the immediate area knows what they are planning. I had to search for the name of the building and development groups to find out.

I understand Madison is in need of affordable housing, but this plan would primarily give us nothing more than cramped single-occupancy shoeboxes. This neighborhood does not need studio apartments, it needs residencies suitable for families. If that cannot be built on the community center's property (which it can't), it shouldn't be built at all.

Thank you,

Grace Gaynor

From: [G. Gaynor](#)
To: [Plan Commission Comments](#)
Subject: Proposed development on 3565 Tulane Ave
Date: Friday, July 25, 2025 3:11:08 PM

You don't often get email from gm_gaynor@yahoo.com. [Learn why this is important](#)

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Hello,

I apologize if I'm not going about this in the right way, but I want to make sure my opinion is heard. I hope it's not too late to do so.

I am a resident of the Eastmorland neighborhood, a half- block down from Common Grace Church's Eastmorland Community Center. I have just learned of their plan to include a 26-unit apartment in their redevelopment along with the new community center. There's just no way they can fit that many apartments on that property without a drastic detriment to the surrounding neighborhood. And within that allotted space, I'm sure any intended affordability will not translate to a decent of quality of living for the residents either.

The Threshold Development's website describes the plan as "offering a density" compatible with the neighborhood. Having moved to Madison from Chicago five years ago, I know what that sort of density is like first-hand. It is not compatible. Beyond squeezing too many apartments in a space that can't accommodate them, the residents would have to rely on street parking in an area that is already congested during school pick-up and drop-offs. It's going to take more than a couple of crossing guards to make sure that children get to school safely when they have to weave in and out of double-parked cars.

It seems that the intention isn't to contribute to the neighborhood, but for Common Grace to fund their new community center. And in speaking to many of my neighbors, I question what community they actually serve, because no one in the immediate area knows what they are planning. I had to search for the name of the building and development groups to find out.

I understand Madison is in need of affordable housing, but this plan would primarily give us nothing more than cramped single-occupancy shoeboxes. This neighborhood does not need studio apartments, it needs residencies suitable for families. If that cannot be built on the community center's property (which it can't), it shouldn't be built at all.

Thank you,

Grace Gaynor

From: [Amelia Speight](#)
To: [Plan Commission Comments](#)
Subject: Support for 3565 Tulane Avenue, Eastmorland Community Center and Housing
Date: Sunday, July 27, 2025 10:52:36 PM

You don't often get email from ameliamspeight@gmail.com. [Learn why this is important](#)

Caution: This email was sent from an external source. Avoid unknown links and attachments.

To the Madison Plan Commission (bcc'ed on this email),

Thank you for taking the time to read my comments. I am confident that many of my neighbors have also written to you about our eagerness to support the plans for the Eastmorland Community Center and Housing project dreamed of at 3565 Tulane Ave. I am a 30 year old resident who purchased my home in the neighborhood almost 4 years ago.

Thinking about this community-led, community-oriented project has brought me to tears many times, including at the two public meetings that I have attended related to this project. Those meetings have been some of the most inspiring, validating, uplifting experiences of my past year. Held to invite all community member's participation and feedback from EARLY in the process, these meetings were treated with enormous care and generosity, as befits the entire spirit of the planning team's approach to this idea.

Rebuilding and redesigning the Eastmorland Community Center just makes sense. The ECC is such an enormous source of joy for me, even as someone who doesn't make it to their events and programming as often as I wish. ECC is where I met my alderperson 1:1 for the first time, where I reconnected with a childhood mentor, and where I got started as a community gardener. It gives to me as much as I give to it, and every time I am there I meet someone or witness something that makes my day. People of all ages gather there, connect there, and collaborate. I cannot wait to see the new building and feel that spirit rekindled and redoubled by a purposeful space.

Madison's affordable housing shortage is stark, demoralizing, and urgent. I celebrate this opportunity we have in Eastmorland to make a tiny dent in this problem: to create space for people to live in a beautiful and kind neighborhood where they can use and contribute to the bike paths, buses, roads, library, schools, community center, and more. I hope that the affordability goals of this project will serve as a role model for other Madison neighborhoods seeking to adapt to changing times and address the need for truly affordable housing.

Eastmorland is a place where neighbors seek to share, to grow, to give back, and to collaborate. This project embodies who we are and who we hope to be, and it invites more neighbors to be in community with us as part of the housing component of the plan. The new community center will bring us all together even more than it already has. I am passionate about the vision and eager to do what I can to support it. I cannot wait to cry some more at the grand re-opening and ribbon cutting!

Best,
Amelia Speight
134 Lynnhaven Rd, Madison

P.S. If you have the time, here is a quote I adore which I think ECC (and this proposed

project) embodies:

*The point is that in almost every instance of our lives, our social lives, we are, if we pay attention, in the midst of an almost constant, if subtle, caretaking. Holding open doors. Offering elbows at crosswalks. Letting someone else go first. Helping with the heavy bags. Reaching what's too high, or what's been dropped. Pulling someone back to their feet. Stopping at the car wreck, at the struck dog. That alternating merge, also known as the zipper. This caretaking is our default mode and it's always a lie that convinces us to act or believe otherwise. Always. — Ross Gay, *The Book of Delights**

Victoria Dexter & Louis Menchaca
413 Ogden Street, Madison WI 53714

Re: Eastmorland Community Center

To Whom It May Concern,

We are writing to express our support of the proposed redevelopment of the Eastmorland Community Center, especially the accompanying workforce housing project at 3565 Tulane Avenue.

Our home is located directly across the street from the proposed location of the housing units, so we will be amongst the people most directly affected by this project. While we are aware that the demolition and construction process will be a challenge for us, we remain extremely supportive of the project. We purchased our house in 2022 and it was only through the totalling of one of our cars and the subsequent insurance payout that we were able to afford the down payment. We did everything a young couple is “supposed” to do -- we went to college, got jobs, and rented in Madison for many years -- but the exorbitant prices of rent in Madison made it incredibly difficult to build up any significant savings with the salaries of a marketing professional and a public school teacher. We feel so incredibly lucky to be homeowners at all and even more fortunate to be a part of this wonderful neighborhood, but it should not take a catastrophic vehicle accident to be able to afford to live in Eastmorland. It is our sincere desire to use our position of privilege as homeowners and direct neighbors of the ECC to extend the opportunity of living in this community to as many people as we can.

We would be supportive of this project even if it only consisted of the much-needed housing, but the addition of a community center with an innovative funding model makes this a no-brainer. I have been on the board of multiple arts and community spaces in Madison and I know intimately how difficult it is to fund organizations like these, especially when government funding at both the state and federal level is disappearing rapidly. The model of funding a community center with rent from housing is so creative, and is the kind of out-of-the-box thinking that will help the city tackle its many different priorities in the years to come.

Finally, while this is a project that we would support no matter what, we have been incredibly impressed by ECC’s thoughtful outreach to the community and consideration of us and our neighbors during the planning process. ECC’s leadership has made a point to get to know us, provide us with opportunities to voice our concerns, and keep us regularly up to date on the project’s progress. This has helped us trust that this project will be well run and will remain a huge asset to the neighborhood for many years to come.

Thank you for considering this project as well as for ensuring it is completed in a manner that is aligned with the city’s priorities and the best interests of the neighborhood as a whole.

With appreciation,
Victoria (Tori) Dexter and Louis Menchaca

From: [Nicholas Davies](#)
To: [Plan Commission Comments](#)
Subject: Yes to my neighborhood's community center & housing combo (88718 and 88559)
Date: Friday, July 25, 2025 10:19:10 PM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Plan Commission,

I wish I could be at your meeting to express my support for this project. At the neighborhood meeting in November, I was really touched by the thoughtfulness behind it--creating a gathering and activity space and much-needed cost-stable housing on one triangular lot.

It's been great to see this bringing Eastmorland together, and I look forward to how it'll bring us together even more once it's complete. It's this kind of thing that makes me proud of my neighborhood and hopeful for the years ahead.

Thank you,

Nick Davies
3717 Richard St