

**From:** [Ethington, Ruth](#) on behalf of [Planning](#)  
**To:** [Cleveland, Julie](#)  
**Subject:** FW: Comments FILE 69208 - 1.26.2022 meeting - 2165 Linden Ave  
**Date:** Thursday, January 13, 2022 10:59:14 AM

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[This appears to be for Urban Design Commission...](#)

**From:** Susan Detering <susandetering@gmail.com>  
**Sent:** Thursday, January 13, 2022 9:46 AM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** Comments FILE 69208 - 1.26.2022 meeting - 2165 Linden Ave

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Dear City Planning Commission:

Please use the influence of your office to intervene in the Zion Church plans that are developing.

To start: I am 100% on board for greater density. This plan was proposed as condos. Great. Owner Occupants, finally something in a "starter home" price range. Again, 100% on board.

Now it's another rental. Another development that will only go up in cost (rents) while building ZERO equity for the residents of the neighborhood.

How can we EVER combat discrimination when we create ZERO opportunity? Madison has a housing shortage, and a greater shortage of affordable real estate for PURCHASE.

PLEASE do not set a precedent allowing Church sites to become developer-owned investment properties. HELP US AS RESIDENTS DEMAND BETTER.

I was in love with the idea of buying my mother-in-law an accessible 1 bedroom condo IN HER NEIGHBORHOOD. It would liberate her house for a family to purchase. Eliminating Condos as part of the residential real estate landscape discriminates against so many protected classes and denies wealth building opportunities, it is abhorrent. If you want diversity in Madison, CREATE OPPORTUNITY.

This parcel is a unique opportunity to create a new model, to do better. Stop believing that it can't happen and find a better partner who WILL make it happen. They are out there. The co-housing on Winnebago is one close example. Residents were able to downsize and stay in their neighborhood.

Madison NEEDS more owner-occupant condos. I do NOT support this plan. Please let me know how I can record my dissent, and please send me notifications for every public forum for this project.

Many thanks,  
Susan Detering  
Resident, & Small Business Owner

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Susan Detering  
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