From: Alicia Lyu

To: <u>Plan Commission Comments</u>

**Subject:** Comments regarding proposed development at 5025 Sheboygan Ave

**Date:** Sunday, November 23, 2025 11:07:45 AM

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

Dear Plan Commission.

I am writing regarding the proposed single-story clubhouse at 5025 Sheboygan Ave. As a former tenant of Monticello, I am familiar with the neighborhood and the specific conditions of this apartment complex. I am writing to advocate for increased density in this proposed development.

I am aware that Monticello is struggling to fill its vacant units, despite the Sheboygan neighborhood's rapid economic development and urbanization. While the developers may view a clubhouse as the solution to attracting tenants, and while adding more units to a complex with vacancies might seem counterintuitive, my experience as a former resident suggests a different reality.

My decision to move out of Monticello was not due to the lack of a clubhouse, given the site's proximity to campus amenities via public transport. Rather, I left due to issues inherent in an aging building: poor sound insulation, ventilation odors, uneven heating, and constant maintenance issues. Despite being offered a renovated unit, I felt that many issues would remain. I am currently paying 20% more rent for a smaller unit in a less convenient location, simply to live in a modern building. The proposed development is a strategic opportunity for Monticello to **diversify their portfolio with highly sought-after, brand-new units.** 

Furthermore, the surrounding area suffers from a shortage of studio units. To the best of my knowledge, the existing older complexes offer virtually no studio inventory. The newly built EO Madison Yards currently has only 3 vacant studio units compared to 29 vacant 1-bed or 2-bed units. I believe adding residential floors dedicated to studios above the proposed clubhouse would address a critical gap in the local housing stock while ensuring financial viability for Monticello.

Thank you for your consideration.

P.S. I could not locate the Legistar file for this item. I respectfully request that PC staff link my comment to the appropriate file.

Sincerely, Alicia Lyu