

From: [Alicia Lyu](#)
To: [Plan Commission Comments](#)
Subject: Comments regarding proposed development at 5025 Sheboygan Ave
Date: Sunday, November 23, 2025 11:07:45 AM

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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