

From: [Samuel Brown](#)
To: [Plan Commission Comments](#)
Cc: [Evers, Tag](#)
Subject: 92236 (1100 Block of Regent Street)
Date: Monday, April 13, 2026 3:39:02 PM

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Dear Planning Commission Members

My name is Samuel Brown. I'm the owner of Fabiola's Spaghetti House and Deli, Greenbush Bar, and Leopold's Books Bar Caffè, all located on Regent Street between Randall and Park Street. I'm a neighborhood resident, board chair of the Regent Business Association and Neighborhood House Community Center, and I have been an active participant in the Regent Street Group's vision planning since 2013.

I love Regent Street deeply — its history, its character, and the vibrant corridor it stands to become. But that potential will only be realized if new development is done with care. Community planning through the Regent Street Group has reinforced a shared priority: that future development on Regent Street embraces mixed-use design, with active, engaging ground-floor retail serving a diverse customer base.

The Peerless project would bring much-needed student housing and density to the street — both of which I wholeheartedly support. However, at only 10% first-floor retail, the project falls meaningfully short of the commercial vision our group has worked to establish.

Regent Street is at an inflection point. The planned street reconstruction offers a once-in-a-generation opportunity to build the kind of walkable, retail-rich corridor our community has long envisioned. I would encourage the Commission to carefully consider whether the current proposal sufficiently reflects the community's vision for Regent Street's future, and to explore with the developer whether additional ground-floor commercial space can be incorporated into the project.

Sincerely

Samuel Brown

From: [Rob Gottschalk](#)
To: [Plan Commission Comments](#)
Subject: As a historic and planned shopping street that will likely add thousands of new residents to the mix, including commercial uses on Agenda # 92236
Date: Monday, April 13, 2026 3:25:19 PM

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As a historic and planned shopping street that will likely add thousands of new residents to the mix, including commercial uses on a significant portion of the ground floor of new projects will be critical to maintaining a pedestrian oriented mixed-use environment. Ground floor commercial activation and on-street parking will help support existing Regent Street business viability, and ensure the street evolves into the vibrant, destination oriented urban place that has been envisioned.

Rob Gottschalk, AICP
Member of the Regent Street Group

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From: [Mya Starling](#)
To: [Plan Commission Comments](#)
Subject: Public Comment for 13 Apr Plan Commission Meeting Agenda item 92236
Date: Monday, April 13, 2026 11:16:48 AM

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To whom it may concern:

This is an ideal location for this type of development. It is relatively close to the campus, it is a 6 minute walk from a bus stop and a 5 minute bike ride to the bike path . It provides much needed housing in the city as we face a housing shortage. Also, notably, the plans for this development show a refreshing mix of studios, 2BR, 4BR and even 5BR units. 4BR and 5BR units are so rare to find in any development plans and these are ideal for families as well as students who can't afford apartments without multiple roommates.

I would support this development if it weren't for one thing: the absolutely miniscule amount of commercial space in this development: a mere 1200 square feet. This is all too common in the mixed use building plans and this really should be curtailed if the city wants to have actual walkable neighborhoods where residents have some establishments they can frequent in their own neighborhoods, rather than having to drive or take a bus to a strip mall or some other car-centric commercial development. My neighborhood had one of these developments with token commercial space built and as expected, the almost unusable commercial space has sat vacant with the windows papered over ever since it was built, benefitting no one.

To put this in perspective, the existing commercial space is 7,264 square feet (<https://www.firstweber.com/realestate/details/46884267/2-s-mills-street-madison-wi-53715>). This is an 83 percent decrease in the amount of commercial space in a corridor that would easily draw customers. Let's not repeat this mistake that is happening all over the city. Let's make our city more walkable rather than less walkable. Let's try to create vibrant community spaces by actually honoring the reason for these mixed use parcels rather than trying to maximize profits for developers and landlords.

Thanks,

Mya

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From: [Scott Resnick](#)
To: [Plan Commission Comments](#); [Ernest, Lisa](#); [Evers, Tag](#)
Subject: 1111–1135 Regent Street – Conditional Use Concerns
Date: Monday, April 13, 2026 10:08:12 AM

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Dear Plan Commissioners,

I am writing to express my opposition to the project at 1111–1135 Regent Street as currently proposed. I previously served on the Plan Commission and now reside six blocks from this site. This decision carries long-term implications for one of the City's most critical commercial corridors.

Regent Street's transformation into a vibrant mixed-use district reflects more than a decade of intentional planning and disciplined application of adopted plans. The Regent Street Shopping District was envisioned as a pedestrian-oriented corridor anchored by neighborhood-serving retail, and the Comprehensive Plan emphasizes maintaining continuous commercial frontage and avoiding residential gaps.

The proposed project falls materially short. It provides approximately 10.6% commercial frontage along Regent Street. In doing so, it removes over 7,000 square feet of ground-floor commercial space and replaces it with a significantly diminished presence.

Planning staff recognize this issue and recommend a condition requiring approximately 35% commercial frontage along Regent Street on at least one street corner. **I strongly agree and believe 35% is the minimum necessary to meet Conditional Use Approval Standards 3, 4, and 8.** At approximately 1,200 square feet, the proposed commercial space is also highly constrained in terms of the types of tenants it can realistically accommodate, limiting the corridor's ability to attract and sustain a diverse mix of neighborhood-serving businesses. Given that this request deviates from the base requirement for commercial frontage, the burden should be on the applicant to demonstrate that a lower percentage still meets these standards. That case has not been made. Anything less risks creating a long residential gap and setting a precedent that undermines the corridor's continued evolution.

The Plan Commission has taken deliberate steps to strengthen corridors such as East Washington, Monroe, and Williamson by holding the line on ground-floor activation. Regent Street deserves the same discipline and foresight.

For these reasons, I urge the Commission to require, at a minimum, the 35% commercial frontage recommended by staff and to strongly consider whether additional frontage is warranted to align with the district's intent.

Thank you for your consideration.

Sincerely,

Scott Resnick

Former District 8 Councilperson

Former Plan Commissioner

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Scott Resnick
Mobile: 608-807-7962