

From: Adamicki@wisc.edu
To: [All Alders](#)
Subject: [All Alders] Please vote NO on any luxury housing re-vote
Date: Thursday, June 29, 2023 3:16:29 PM

Recipient: All Alders

Name: Jacquelyn Adamicki
Address: 205 N Segoe Rd, 205, Madison, WI 53705
Phone: 262-853-5616
Email: Adamicki@wisc.edu

Would you like us to contact you? Yes, by email

Message:

Dear Aldermen and Alderwomen,

First, thank you for your service to your community. Trusted stewards like you are what's made the City of Madison a nice place to be as a graduate student.

My name is Jacquelyn Adamicki, and I am a 27-year old 3rd year law student at the University of Wisconsin. I have lived in the City of Madison for the last 6 years as I worked at the State Capitol in the Wisconsin State Legislature prior to starting law school 2 years ago.

I write to you today asking you to vote NO on unaffordable student housing, particularly large-scale, purportedly "luxury" apartment complexes with unnecessary amenities and painstakingly unaffordable rental prices.

Affordable Housing is already so difficult to find in Madison, particularly for graduate level students who do not wish to live amongst those under 21 but cannot afford luxury apartments as we are in school. Tuition and the cost of living is skyrocketing which only adds to the burden of finding affordable housing for several years. Graduate students in particular need affordable housing options near campus especially because our student loan interest does not defer like it does for undergraduate students and we are expected to make payments while full time in school. Affordable housing is a key, if not one of the most important, factors a graduate student considers when making their decision on where to pursue their advanced degree. Aside from tuition price/scholarships alone, cost of living was the number one most important factor in my decision to attend the University of Wisconsin for my law degree, versus all the other law schools I was admitted to and received scholarship offers for. It would be a shame for Madison's future intellectual and professional talent to be priced out and discouraged from attending the university due to affordable housing shortages.

When I needed to move closer to campus, the lack of safe, affordable, respectable options was especially frustrating. As a 27-year old law student, I was not interested in living in a boisterous apartment complex with undergraduate students and superfluous amenities like pools that can only be used for maybe 3 months of the year. I wanted something quiet, affordable and just well kept so I can focus on my studies. But after searching to no avail, I

had to go 15 minutes away from campus over my Hilldale Mall to find what I was looking for. I love my apartment but it's become unaffordable as my base rent has increased over 400 since I signed 2 years ago. In fact, the unaffordable housing market in general is what ultimately led me to my decision to change course, and leave Madison after graduation. The housing market is just not appealing, let alone feasible, for recent graduates and young professionals.

Affordable housing for graduate students is imperative for the city of Madison. Otherwise prospective students will start going to higher ranked universities if the cost of living in Madison is on par with Chicago or New York City.

Madison is not Chicago or Manhattan. Neither the city nor the state of Wisconsin has the ability to pride itself as such without sacrificing valuable talent for more reasonably affordable Midwest cities.

In sum affordability is the biggest consideration for graduate students like myself. Please vote no on unfortunate proposals for even more luxury apartments with unreasonable rent prices. All it's doing is making going to school in the City of Madison an unaffordable option for current students, and further discouraging prospective students from choosing the University of Wisconsin.

From: cartoni@wisc.edu
To: [All Alders](#)
Subject: [All Alders] Affordable housing
Date: Wednesday, June 28, 2023 10:03:13 AM

Recipient: All Alders

Name: Stefania Cartoni
Address: 138 W Gorham, Madison, WI 53703
Email: cartoni@wisc.edu

Would you like us to contact you? No, do not contact me

Message:

Dear Alders,

Thank you for rejecting the luxury apartments project this week. Many students are being forced out of downtown or the isthmus because of increasing rent. Some friends have seen their rent, in previously affordable housing, increase by 30% from one year to the next. Grad student stipends are around 1,600 a month. We can't afford to spend more than 450 in rent, but even that is an amount impossible to find in the isthmus these days, unless you are in one of the few housing coops in Madison housing coops, by the way, are great and need more support!

Landlords see these luxury apartments charging over 1,000 a month, and think they can increase their rent because the average in the area has gone up.

Students don't need a pool, a gym, or a bunch of other luxury amenities. We need to afford to live near our places of work and study.

Please support affordable housing, and reject luxury apartments that make living in Madison increasingly hard.

From: catherino@wisc.edu
To: [All Alders](#)
Subject: [All Alders] Wisconsin Student housing
Date: Wednesday, June 28, 2023 12:02:50 AM

Recipient: All Alders

Name: Dominic Catherino
Address: 5001 nebraska avenue, washington, dc 20008
Phone: 571-329-9486
Email: catherino@wisc.edu

Would you like us to contact you? Yes, by email

Message:

Hello,

I'm a student who's currently attending the university of Wisconsin Madison. I recently received an email from an Adler asking for students to share their thoughts on the project, and share their specific needs.

In my housing I need access to public transportation, the ability to cook, laundry access, and an easy way to reach campus but that's not really what I want to talk about.

I'm not sure exactly why the council denied the project and there could be very good reasons, but I'm concerned that it has to do with a misguided view of what students and residents really need. We need housing. We need new housing and we need a lot of it. Madison Wisconsin doesn't have enough development. The campus dorms are overfull, and finding places to stay at any price is difficult. The vacancy rates in our city are too low.

The biggest reason that housing isn't built faster in our city and elsewhere, are denials by local governments or incredibly slow permitting processes. When projects like this are denied, that represents housing that isn't being built, and people who could otherwise be sheltered. Maybe there was something especially wrong with this project that should lead to it being denied. But if the problem was the design, get a better one. If the problem was the pool or amenities, then ask them to build it without those.

Please resist the urge to deny projects like these. There are projects that truly shouldn't be built, but across America we've set the standard far too high and engineered ourselves into a homelessness and housing crisis. Let the university build more dorms, and if they're the ones slowing things down, require them to. Make the housing construction approval process as efficient as it can.

Thank you for requesting feedback and reading this far.

For everyone that voted yes, I hope you thought carefully, but thank you for approving housing.

For everyone that voted no, please give it a second thought. If you don't change your minds,

please approve twice as much housing elsewhere.

Best wishes to everyone reading this,
Dominic

From: bgundepudi@wisc.edu
To: [All Alders](#)
Subject: [All Alders] University Housing
Date: Thursday, June 29, 2023 10:33:28 AM

Recipient: All Alders

Name: Bhargav Gundepudi
Address: 943 Eagle Heights , Madison, Wi 53705
Phone: 850-800-7487
Email: bgundepudi@wisc.edu

Would you like us to contact you? Yes, by email

Message:

I like the current university housing situation that I currently live in, it's affordable, easy access to bus routes, and decent neighborhood.

From: reporting@cityofmadison.com
To: [All Alders](#)
Subject: [All Alders] Affordable housing
Date: Wednesday, June 28, 2023 1:00:29 PM

Recipient: All Alders

Name: Blake Hamilton

Address: 133 Ponwood Cir , Madison, WI 53717

Would you like us to contact you? No, do not contact me

Message:

I am disappointed that the city is putting up hurdles for new residential construction. We need more housing supply now!

From: reporting@cityofmadison.com
To: [All Alders](#)
Subject: [All Alders] Student Housing
Date: Wednesday, June 28, 2023 5:17:09 PM

Recipient: All Alders

Name: Amanda Hart

Address: 1402 Regent Street, Madison, NY 53711

Would you like us to contact you? No, do not contact me

Message:

As someone who resides in Madison for most of the year and came here as a freshman forced to live in off-campus housing, I think the housing market is predatory and takes advantage of students' needs. Thank you for thinking of the students in your voting and decision making, and I hope you continue to do so.

From: holschlag.bradon@gmail.com
To: [All Alders](#)
Subject: [All Alders] Affordable Housing
Date: Wednesday, June 28, 2023 7:08:31 PM

Recipient: All Alders

Name: Bradon Holschlag
Address: 409 W Gorham St, Madison, WI 53703
Email: holschlag.bradon@gmail.com

Would you like us to contact you? Yes, by email

Message:

Recently, I received an email from MGR Govindarajan regarding affordable student housing. We, as a student body, are encouraged to express our concerns with the current housing situation in Madison, WI. Many students, including myself, have experienced gouging by both the University and big housing corporations here in Madison. Since 2020, there has been a significant increase in rent due to the constant increase in student enrollment. I think 2 things need to happen one is the university needs to stop accepting more students than the city is capable of housing, and two, the city needs to favor less luxurious housing for students at a more affordable rate. Thank you.

From: myhu@wisc.edu
To: [All Alders](#)
Subject: [All Alders] Housing
Date: Wednesday, June 28, 2023 6:30:44 PM

Recipient: All Alders

Name: Madeline Hu
Address: 538 W Main Street, Madison, WI 53703
Email: myhu@wisc.edu

Would you like us to contact you? No, do not contact me

Message:

Dear Alders,

Housing has never been worse in Madison, especially with these so called luxury apartment buildings like the Lucky, James, X01, Domain, Embassy, etc that overtake established housing. They raise their prices, remaining inaccessible to the majority of students. We need to stop this gentrification of downtown Madison. UW-Madison accepts more and more students, but what do they do to provide accessible and fair housing? They tear it down! They try to displace places like Zoe Bayliss Co-op—places specifically for students with low income. I support the City Council's decision to vote down a luxury apartment in favor of maintaining existing affordable units in the area.

From: hughes.a.joseph@gmail.com
To: [All Alders](#)
Subject: [All Alders] Notice of Support For Affordable Housing
Date: Wednesday, June 28, 2023 3:33:28 AM

Recipient: All Alders

Name: Joseph Hughes
Address: 121 W Gilman St, Madison, Wi 53703
Phone: 262-914-9517
Email: hughes.a.joseph@gmail.com

Would you like us to contact you? Yes, by email

Message:

Greetings City of Madison Alders, my name is Joseph Hughes and I support the construction and maintenance of affordable housing in Madison. As a current student at UW, my personal experience looking for housing is that apartments within my price range 800 per month are in high demand and available the supply of such housing is completely overwhelmed by those wishing to rent. It is my estimation that the growth of the city of Madison, and UW-Madison, is entirely crippled by the lack of affordable housing and the cost of living.

thanks you for your consideration,
Joseph Hughes

From: ayomlawal@gmail.com
To: [All Alders](#)
Subject: [All Alders] Housing in Madison
Date: Thursday, June 29, 2023 11:50:20 AM

Recipient: All Alders

Name: Ayodeji Lawal
Address: 22 Langdon St, Apt 201, Madison, WI 53703
Phone: 715-212-9913
Email: ayomlawal@gmail.com

Would you like us to contact you? Yes, by email

Message:

As a concerned resident and community member, I am writing to voice my strong support for prioritizing affordable housing and community development above luxury apartment buildings. Our city's prosperity is based not on constructing high-end residential units but on developing a diverse and inclusive community where all individuals and families can succeed.

Given that many hardworking employees, students, and families struggle to find affordable places to live, affordable housing is a fundamental need in our community. The tuition at UW-Madison is already expensive, and I know numerous students struggling to find reasonable housing and parking. As a result, prospective students are compelled to examine alternative possibilities, adding to the severe lack of doctors in the Madison region in the case of medical students. We can guarantee that our community stays accessible to a diverse variety of persons beyond students, including teachers, healthcare workers, and service industry employees, by committing resources to the building of affordable housing.

Furthermore, investing in community development efforts like parks, schools, community centers, and public transit fosters a sense of belonging, increases social interaction, and enhances every resident's overall quality of life. These investments build a firm foundation for future generations by boosting social cohesion and improving our city's long-term sustainability in ways that luxury residences do not.

Ultimately, I urge you to consider our city's long-term advantages of affordable housing and community development and the better and more inclusive future for all inhabitants we can create by offering chances for everyone to prosper.

Thank you for your time and attention to this matter.

From: ianjamison@gmail.com
To: [All Alders](#)
Cc: info@madisonisforpeople.org
Subject: MifP's Statement on Failed Core Spaces Rezoning Proposal
Date: Wednesday, June 28, 2023 5:20:52 PM

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

Good evening Alders,

Please see below for Madison is for People's statement on the rejection of Core Space's downtown rezoning proposal:

"The Council's vote last week was a missed opportunity to add 157 much-needed homes to Madison. Core Spaces' decision to not include affordable units under the city's [Development Bonus program](#) was likewise a missed opportunity to further increase supply while providing housing at a variety of price points.

To bring down housing costs, we must increase the supply of housing at all price levels so that there is enough to go around. The Council's focus on housing affordability is commendable, but rejecting the project ultimately leaves us with neither additional housing nor affordable housing.

We encourage the Council, the University, and developers to help increase affordability by:

Adding more housing options for everyone – including students

- *Since 2018, UW-Madison has [added over 5,000 undergraduate students](#). In the same period the University has only [added](#) about [600 spots in undergraduate dorms](#). Recent capital spending on student housing has focused on improving amenities rather than increasing capacity. That's not sustainable.*
- *UW should use every available tool to expand its housing offerings for the additional students it accepts. Prioritizing undergraduate housing over parking lots in the upcoming [West Campus District plan](#) would be a strong start.*
- *Where the University can't or won't step in, the city should pick up the slack. This should include seeking higher density in near-campus areas, including South Park St., Regent St., and University Ave – as well as removing height restrictions for new developments where possible.*

Strengthening and expanding the Development Bonus program

- *More housing choices make housing more affordable. The Development Bonus program attacks Madison's housing crisis from both sides – by encouraging more units and ensuring that many of those units are affordable.*
- *Madison should expand this idea across the city and encourage developers to take advantage of the program, allowing us to welcome more neighbors to our neighborhoods.*
- *Because students do not qualify for affordable housing that is based on AMI, the Council should alter the Downtown Height Bonus to allow for additional floors if affordable student housing is included in a project.*

Madison is for People looks forward to working with all stakeholders on policies and projects aligned with our goal to provide abundant, affordable housing."

From: reporting@cityofmadison.com
To: [All Alders](#)
Subject: [All Alders] Affordable Housing
Date: Wednesday, June 28, 2023 11:22:49 AM

Recipient: All Alders

Name: Mahika Mohan

Address: 4 N Park Street, Madison, WI 53715

Would you like us to contact you? No, do not contact me

Message:

My name is Mahika Mohan, and I am a student at UW-Madison. I, along with so many of my classmates, call for more affordable housing options on campus. We are students who take classes and work to make ends meet, yet our rent is unbelievably high. And it's getting higher - my apartment building raised our rent 400 for next year - and when asked why, our property manager simply said she had no choice if she wanted to stay in the game.

This is not sustainable and will have dire effects on the physical and mental wellbeing of a large population here in Madison. You must provide more affordable housing options and stop ignoring such a large population of Madison residents.

From: reporting@cityofmadison.com
To: [All Alders](#)
Subject: [All Alders] Concerns Regarding Rising Rent and Inaccessible Luxury Housing
Date: Friday, June 30, 2023 9:54:56 AM

Recipient: All Alders

Name: Alexis Moore

Address: 725 University Row, Madison, WI 53705

Would you like us to contact you? No, do not contact me

Message:

Dear alders,

I hope this email finds you all well. I am writing to express my growing concerns about the escalating cost of rent in our community, particularly in the vicinity of Hilldale Mall where I currently reside. As a resident, I can only imagine the financial burden placed on those seeking to live closer to the campus or downtown areas.

Over the past few months, my rent has increased by a substantial 110 per month, making it increasingly challenging for individuals and families to maintain affordable housing in our neighborhood. This upward trend in housing costs has prompted me to consider the broader implications it may have on the overall accessibility of our community, especially for individuals with limited financial means.

In light of these circumstances, I feel compelled to address the issue of luxury housing developments. While I understand the need for urban growth and revitalization, it is crucial to ensure that such developments are inclusive and cater to the diverse socioeconomic backgrounds of our residents. Luxury housing, by its very nature, tends to come with exorbitant price tags, rendering it out of reach for the majority of our community members.

Instead of prioritizing luxury housing, I believe our focus should be directed toward creating more affordable and accessible housing options. This would enable individuals from various income brackets to not only live comfortably but also contribute to the vibrancy and diversity of our community. By supporting initiatives that promote affordability and inclusivity in housing, we can foster a stronger sense of community and ensure that our residents can continue to thrive.

I kindly request that you consider these concerns and explore possible solutions to address the rising costs of rent and the lack of accessible housing options. It is crucial that we maintain a balanced approach to development, one that takes into account the needs and financial realities of our community members.

Thank you for your time and attention to this matter. I appreciate everyone's dedication to serving our community, and I trust that you will give due consideration to the issues raised. I look forward to hearing your thoughts on this important matter.

Yours sincerely,

Alexus

From: ajroman19@yahoo.com
To: [All Alders](#)
Subject: [All Alders] Madison Affordability causing inequity
Date: Wednesday, June 28, 2023 11:10:33 AM

Recipient: All Alders

Name: Allen Roman
Address: 730 Williamson Street Apt 310, Madison, WI 53703
Phone: 262-960-5660
Email: ajroman19@yahoo.com

Would you like us to contact you? Yes, by phone
Best time to call: 9AM-5PM

Message:

Affordability is becoming non-existent in Madison. We are at par with Chicago apartment prices but do not have the benefits of living in such a big city full of amenities like Chicago. During faculty meetings within the Mechanical Engineering Department at UW-Madison they have even stated that their graduate student pay can no longer ensure a livable lifestyle for their paid graduate students. This is huge because engineering is one of the highest paid engineering graduate programs so I could only imagine how other graduate program students are feeling. And if what we make as graduate students is not enough, then undergraduates are definitely feeling a larger financial stress.

Now, moving towards an equitable and welcoming Madison, making luxury high-rises is polarizing as students from specific socio-economic statutes are forced to live 20-30 minutes out of campus. This is the reality of many of my student friends who do not come from affluent backgrounds.

More income-restricted housing must be made available and more affordable housing must be made as well to ensure Madison does not become another situation where all of the population with less acquisition power are forced to move far away.

From: rsikes@wisc.edu
To: [All Alders](#)
Subject: [All Alders] Affordable Student Housing
Date: Wednesday, June 28, 2023 1:11:45 PM

Recipient: All Alders

Name: Rebecca Sikes
Address: 445 W Gilman St, apt 402, Madison, WI 53703
Email: rsikes@wisc.edu

Would you like us to contact you? Yes, by email

Message:

I support keeping affordable student housing in the area. There is definitely demand for more housing, but luxury apartments are not the answer. For students on campus who pay their own rent or whose parents cannot afford to pay outlandish amounts of money for their child to live comfortably, luxury housing is a nightmare.

The housing near campus that is even semi-affordable for students not from wealth is often in structurally unsound/unsafe buildings with predatory landlords. The increasing crime near campus also means that students living in non-luxury homes are more vulnerable since these old houses lack security features. Paying 1,000 a month for an old 1-bedroom in a building with zero amenities is outrageous.

I would never support tearing down affordable housing to replace it with a building that could only house the wealthy. I would support tearing down housing to replace it with a reasonably priced 600-700 1bd, 500-600 2bd, etc and safe building that lacks extravagant amenities like gyms, pools, in unit laundry, dishwashers, etc. This kind of housing seems to just not exist in neighborhoods near campus and is badly needed.

From: ihsmith@wisc.edu
To: [All Alders](#)
Subject: [All Alders] Affordable Housing
Date: Wednesday, June 28, 2023 2:17:24 PM

Recipient: All Alders

Name: Isabella Smith

Address: 313 North Frances Street, APT 203, Madison, WI 53703

Email: ihsmith@wisc.edu

Would you like us to contact you? Yes, by email

Message:

The last thing that Madison needs is another luxury building competing the the Hub/James. While yes, there are enough wealthy students to fill it, these apartments are practically predatory. People aren't happy about paying so much, but there really aren't a ton of options. Madison needs more options, in terms of price, size, amenities including lack of, etc. The formerly reasonable buildings in the downtown/state st area are using the Hub and James as an excuse to crank up rents, erasing the supply of medium priced, decent places. Adding another luxury apartment will just perpetuate this and probably make it worse. Instead of putting this up, look into medium priced and affordable buildings, potentially lower in amenities.

From: Kjsprecker@sbcglobal.net
To: [All Alders](#)
Subject: [All Alders] Oppose luxury student apartments
Date: Thursday, June 29, 2023 6:22:20 PM

Recipient: All Alders

Name: Kim Sprecker
Address: 4509 Onaway pass, Madison, Wi 53712
Phone: 362-219-1557
Email: Kjsprecker@sbcglobal.net

Would you like us to contact you? No, do not contact me

Message:

Bravo for rejecting the new luxury student apartments on state street! Continue to oppose any luxury student housing. Madison needs affordable student housing and character in state street. Don't turn Madison into anywhere.

From: rhi.ullom@gmail.com
To: [All Alders](#)
Subject: [All Alders] Affordable Student Housing
Date: Wednesday, June 28, 2023 12:14:10 PM

Recipient: All Alders

Name: Rhiannon Ullom
Address: 20S Bassett St, 2, Madison, WI 53703
Email: rhi.ullom@gmail.com

Would you like us to contact you? Yes, by email

Message:

I do not oppose the destruction of new buildings near campus however building expensive high-rises that are extremely unaffordable to full-time students is gentrification. Students are already stressed about their own finances and school work. The additional stress of the pool of affordable housing decreasing is unnecessary. If a new apartment building were to be built, it should not be a luxury building but instead an affordable housing complex for students. This city is built upon and maintained by the University and it is the cities duty to continue to provide affordable housing for its students.

From: vystrcil@wisc.edu
To: [All Alders](#)
Subject: [All Alders] Student Housing
Date: Thursday, June 29, 2023 12:36:50 AM

Recipient: All Alders

Name: Ave Vystrcil
Address: 205, W Wisconsin Ave, Belmont, WI 53510
Phone: 608-642-8232
Email: vystrcil@wisc.edu

Would you like us to contact you? Yes, by phone
Best time to call: 10am-3pm

Message:

While luxury apartments are not directly part of the UW Madison campus, they take up disproportionate amount of space, and the cost would exclude nearly 65% of the student body from remaining a part of the university without taking out excessive loans. We need affordable student housing. Many of the students who go to UW are wealthy, but the majority are not. Many of my friends come from low income backgrounds, and are super driven to succeed in their careers. When we refuse to support high, achieving, low income students, the city of Madison misses out on the grit, endurance, and problem-solving skills of future alumni who have worked very hard to get where they are. Furthermore, UW exists to serve the state and its citizens. Directly limiting who can attend UW Madison by taking up proximate housing locations goes directly against the ideals of our nation and the Wisconsin idea. Finally, every student has a right to affordable housing and reliable transportation. Either you give us housing close to the University, or improve the metro so we can get to and from school efficiently. There is no room for compromise. Thank you for listening.

From: ameliajz@yahoo.com
To: [All Alders](#)
Subject: [All Alders] Affordable housing
Date: Wednesday, June 28, 2023 11:38:07 AM

Recipient: All Alders

Name: Amelia Zepnick
Address: 4902 Marvin Ave , Madison , WI 53711
Email: ameliajz@yahoo.com

Would you like us to contact you? Yes, by email

Message:

I moved to Madison to work as a nurse at UW hospital. Finding affordable housing near the hospital remotely was not only exhausting, and difficult, it was also inadequate. When I arrived at my apartment it had not been cleaned prior to my moving in, I had just driven across the country and had no other options. I cleaned for several days myself and then was told I needed to decide if I wanted to renew my lease that ended in 6 months that I had taken over from a prior tenant. Much is broken about the housing in Madison.

I moved from another college town to Madison and in that move my rent doubled. At the time I was a single adult. Now I am a student, with a spouse and baby and we own our home. We need more affordable housing, not just for students but for working class people and families. We want these people as our neighbors. No one needs "luxury." If we want to have workers in our city to take care of our sick, learn at our schools, and make coffee we need to provide enough housing at a cost that is affordable. Please vote no on more luxury apartments.