

**From:** [natasha32603@gmail.com](mailto:natasha32603@gmail.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Affordable Housing  
**Date:** Monday, June 26, 2023 4:08:10 PM

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**Recipient:** All Alders

**Name:** Natasha Azad  
**Address:** 41 N Mills St, Madison, WI 53715  
**Phone:** 414-241-8349  
**Email:** [natasha32603@gmail.com](mailto:natasha32603@gmail.com)

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

**Message:**

While I see the value of competing luxury housing for those who are looking for a nicer place to stay, I think it is important to consider the coming generation.

The more affordable housing in madison is largely occupied by students. These students will be the ones building a future for coming generations, and taking care of our previous generations.

Good contributors to society do not all come from wealth. Some of the greatest minds can come from poverty, as we intellect has no bias towards the rich or the poor. I feel, as a city hosting so many students, we should nurture the health, safety and well being of our future doctors, nurses, scientists, social workers, etc. Helping students helps the collective.

**From:** [hbachar@wisc.edu](mailto:hbachar@wisc.edu)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Affordable student housing  
**Date:** Monday, June 26, 2023 3:14:54 PM

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**Recipient:** All Alders

**Name:** Haley Bachar  
**Address:** 445 W Johnson St, Apt 501, Madison, WI 53703-2248  
**Phone:** 414-748-4026  
**Email:** [hbachar@wisc.edu](mailto:hbachar@wisc.edu)

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

**Message:**

Thank you so much for voting "no" to the building of luxury apartments in place of where I live now. As a UW Madison student, I am adamantly against the building of more luxury apartments. I can barely afford the crappy place I live in now, and there's no way most other students could afford luxury. Student life is not about luxury, but it should be affordable. Please please vote no again if this comes to vote again. Apartment searching as a student of UW is becoming increasingly difficult as inflation rises and as large property management companies take advantage of the limited choice of students.

**From:** [isaacbarnhill25@gmail.com](mailto:isaacbarnhill25@gmail.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Affordable Housing in the Downtown Area  
**Date:** Monday, June 26, 2023 3:28:48 PM

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**Recipient:** All Alders

**Name:** Isaac Barnhill  
**Address:** 1623 Jefferson St. Apt. 4, Madison, WI 53711  
**Email:** isaacbarnhill25@gmail.com

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

**Message:**

Good afternoon,

I am writing to you all today to express my thoughts about the proposed luxury housing development in downtown Madison.

Housing is in extremely high demand near campus, which means that students need to think about housing for the next academic year during September/October of the current year. It is very stressful trying to find an affordable apartment, and luxury housing developments are not a viable solution to this problem. It is very difficult to find housing for less than 700 per month per person. Properties are rented quickly, and you need to be very aggressive once you find a property you would like to rent.

I feel that the best and most desirable properties to rent are large houses divided into 2-5 smaller apartments. The best of the best are in walkable neighborhoods, particularly the area surrounding the Capital Center Market on Broom St. and the Trader Joe's on Monroe St. We should use these neighborhoods as an example of what we want the city of Madison to look and feel like. Housing that prices out and current residents is not the answer.

The best thing the city could do to address the needs of students is to encourage developers to invest in mid-density housing and mixed land uses. Small apartment buildings, du- tri- and quadplexes, and nearby WALKABLE amenities parks, grocery stores, shops, and restaurants are the key to a healthy urban landscape. This can and should be complimented by robust cycling infrastructure and public transportation options. But I'll save that for another email.

Thank you for your time,

Isaac Barnhill

**From:** [kbonano8@gmail.com](mailto:kbonano8@gmail.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Recent housing vote  
**Date:** Monday, June 26, 2023 3:38:49 PM

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**Recipient:** All Alders

**Name:** Kristen Bonano  
**Address:** 1515 Chandler St, Apt 3, Madison, WI 53711  
**Email:** [kbonano8@gmail.com](mailto:kbonano8@gmail.com)

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

**Message:**

My name is Kristen Bonano and I'm a graduate student at UW Madison. This email has been prompted by an email I received from MGR Govindrajan, asking for me to share my opinion on the recent vote against new housing. First, I did not appreciate the biased language of the email by MGR Govindrajan. He acted upon an assumption that he knew the will of all students living in Madison, which is certainly not true.

Scarcity of housing is what is driving huge rent increases in Madison, not just "luxury" housing. I feel as though I do not have to explain basic supply-demand economics to my alders so I will refrain from doing that here. Students and Madisonians who can afford these new "luxury" I put luxury in quotes because these apartments are just regular apartments with modern appliances and amenities, which is what every person in Madison deserves apartments will move into them, alleviating the strain on housing demand, and free up apartments for others to use. I am deeply disappointed with everyone who voted against building the new apartment and I hope the reconsider vote goes forward and everyone votes YES on building the apartment.

Thank you.

Kristen Bonano, District 13

**From:** [reporting@cityofmadison.com](mailto:reporting@cityofmadison.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Luxury Housing Development  
**Date:** Monday, June 26, 2023 2:27:44 PM

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**Recipient:** All Alders

**Name:** Sydney Buteyn

**Address:** 444 West Main Street, Madison, WI 53703

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

**Message:**

I am writing as a current student of UW Madison to support the recent rejection of the luxury housing development. As a student, it's extremely hard to afford an apartment in Madison as it is while still being able to dedicate a sufficient amount of time to my academic studies. Each year rent increases, likewise increasing the financial pressure on many students. I was very glad to hear that the council voted in favor of preserving more affordable housing instead of approving a luxury housing development, as affordable housing is a huge need in Madison right now.

**From:** [reporting@cityofmadison.com](mailto:reporting@cityofmadison.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Affordable Housing  
**Date:** Monday, June 26, 2023 2:50:15 PM

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**Recipient:** All Alders

**Name:** Soraya Castle

**Address:** 150 W Gorham St Unit 7, Madison, WI 53703

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

**Message:**

Please do not approve a luxury complex instead of supporting affordable housing. The financial burden of attending school is crushing some of my friends, and building an expensive complex will only further hurt lower income students.

**From:** [reporting@cityofmadison.com](mailto:reporting@cityofmadison.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Affordable Housing  
**Date:** Monday, June 26, 2023 2:26:52 PM

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**Recipient:** All Alders

**Name:** Amelia Crone

**Address:** 142 N Hancock , Madison , WI 53703

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

**Message:**

Hey! I just wanted to reach out to let you know that I am in favor of affordable student housing and actually I rely on it in order to afford college!

**From:** [reporting@cityofmadison.com](mailto:reporting@cityofmadison.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Rejection of Luxury Apartment Project  
**Date:** Monday, June 26, 2023 2:38:47 PM

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**Recipient:** All Alders

**Name:** Charlotte DeCoster

**Address:** 437 W Johnson St, Madison, WI 53703

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

**Message:**

Hi all!

I'm writing to share my thoughts on the rejection of the recent luxury apartment project. As a rising senior at UW, finding affordable housing has been a nightmare. I currently live in 437 W Johnson with 9 other people. We were planning to resign our lease so we could avoid the hassle and stress of finding housing next year, but after being told that our house would be torn down in the near future, we were left scrambling to look for other options. Affordable housing is few and far between, and as the university keeps admitting more and more students, it gets more and more competitive to find affordable options. As I already have to pay the steep prices of out of state tuition, having to pay upwards of 1000 per month in rent is simply not in the cards for me, and I know it is the same for thousands of other students as well. Students who cannot afford places like the James or the Hub are left with less cleanly and cared for options. My house has had issues with mold, mice, and general unhygienic conditions due to its age. Money and resources should go to the upkeep and renovation of currently affordable housing for students in need, rather than creating more competition for incredibly expensive places. While some people have the privilege of parents assisting them in rent, many do not, and the city should recognize that this is a college town too.



**From:** [domaradzki@wisc.edu](mailto:domaradzki@wisc.edu)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Vote Against Increased Luxury Housing in Madison  
**Date:** Monday, June 26, 2023 3:04:36 PM

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**Recipient:** All Alders

**Name:** Martin Domaradzki  
**Address:** 642 State St, Madison, WI 53703  
**Email:** [domaradzki@wisc.edu](mailto:domaradzki@wisc.edu)

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

**Message:**

Dear Alderpersons of the City of Madison,

As a concerned student and resident of Madison, I am writing to implore you to vote against the proposed increase in luxury housing developments within our city. The housing situation in Madison is already dire for students, with rising rent prices and limited affordable options. It is crucial that we prioritize the needs of our community and ensure the availability of affordable housing for all.

As college students, we face tremendous challenges when it comes to finding suitable and affordable housing. The escalating rent prices have reached unprecedented levels, leaving us struggling to secure affordable accommodations near campus. Many freshmen, like me last year, arrived with little knowledge of the housing market's demands and were taken aback by the high costs associated with living in Madison. The stress and frustration of searching for affordable housing should not be underestimated, as it directly impacts our ability to focus on our studies and overall well-being.

Personally, I was fortunate to find a place last February when it seemed like all leases had already been signed by December. 675 a month seemed reasonably priced compared to what my friends were paying, but I had no other baseline for what rent should cost in an old creaky apartment that was built before my grandparents were born. My parents were shocked by the cost, and my rent is still going to increase by 100 15% when my lease renews in August. This puts even more strain on my limited budget, making it more challenging to cover other essential expenses. I have also heard countless horror stories from friends who spent months searching for housing, often resulting in disappointment or compromising their financial stability. Nobody should have to endure such stress and uncertainty when it comes to securing a place to live.

The recent decision made by the City Council on June 20th to reject a luxury apartment development in favor of maintaining existing affordable units demonstrated a commitment to our community's well-being. By protecting affordable housing, the City Council prioritized the needs of students and families who rely on these units. I wholeheartedly support this decision and urge you to continue this trend by voting against further increases in luxury housing that perpetuate the unaffordability crisis we face.

Affordable housing should be a fundamental priority for our city, especially for students who contribute to the vibrancy and growth of Madison. We deserve the opportunity to live in safe and affordable homes within a reasonable distance from our campus. By voting against the proposed increase in luxury housing, you will demonstrate your commitment to our education and overall success as students.

This matter is also a question of commitment to serving all Wisconsin residents. What happens when the average cost of housing in a college town goes up? The university's estimates for cost of attendance goes up, which increases the amount of aid that must be given to or earned by low income students who have no choice but to live in a luxury apartment. This aid is then promptly funneled into the pockets of some fat cat James or Hub landlord in their rent checks. Wisconsin taxpayers should not be subsidizing luxury apartment landlords. This is not a controversial statement.

I respectfully request that you listen to the voices of the student community and prioritize the preservation of affordable units over luxury developments. Please vote against the proposed increase in luxury housing and work towards implementing sustainable solutions that address the housing crisis faced by students in Madison.

Thank you for your attention to this urgent matter. If you would like additional information or wish to discuss this matter further, please do not hesitate to reach out to me.

Sincerely,  
Martin Domaradzki

**From:** [Nengebretsen@wisc.edu](mailto:Nengebretsen@wisc.edu)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Build the renovations  
**Date:** Monday, June 26, 2023 2:30:15 PM

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**Recipient:** All Alders

**Name:** Nick Engebretsen  
**Address:** 612 Howard Pl. unit A, Madison , Wi 53703  
**Email:** [Nengebretsen@wisc.edu](mailto:Nengebretsen@wisc.edu)

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

**Message:**

Our city has trash living, regardless of the price. I'm tired of cockroaches and silver fish. If you don't allow renovations, even if expensive, there is no more housing and no more supply. Also, current housing SUCKS. We got holes in our walls for 800 a month each.

**From:** [saraengel2002@gmail.com](mailto:saraengel2002@gmail.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Affordable Housing  
**Date:** Monday, June 26, 2023 2:29:44 PM

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**Recipient:** All Alders

**Name:** Sara Engel  
**Address:** 4 N. Park Street Apt. 216, Madison, WI 53715  
**Email:** [saraengel2002@gmail.com](mailto:saraengel2002@gmail.com)

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

**Message:**

I just want to express my support and want for more affordable housing and ensure that new buildings are affordable rather than luxury apartments which only benefit those rich enough to buy them

**From:** [gfilter@wisc.edu](mailto:gfilter@wisc.edu)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Maintain Affordable Housing  
**Date:** Monday, June 26, 2023 3:11:08 PM

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**Recipient:** All Alders

**Name:** Ace Filter  
**Address:** 141 Quinion Dr, Mankato, MN 56001  
**Phone:** 507-351-4911  
**Email:** [gfilter@wisc.edu](mailto:gfilter@wisc.edu)

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

**Message:**

Hello Alders,

I am a current UW Madison student concerned about the housing market in the Madison area. Last year was my freshman year, yet I found myself forced into the housing market only a few months into my college experience. Despite wanting to live in the dorms again, the UW Housing raffle system left me housing-less for the 2023-2024 school year.

Home/apartment searching was a new and difficult experience for me and my prospective roommates. We had little to no support or advice on how to navigate finding housing that was right for us. The situation became even more complicated when several of my prospective roommates were accepted into the dorms over the coming weeks, leaving me and my current future roommate fending for ourselves.

We were extremely anxious and pressed for time, as the memo we got was "if you want decent housing, you have to find it quick." This led to us making compromises we wouldn't have made otherwise. I will be paying over twice as much as I think is acceptable for rent next year over 1,000 per roommate a month without utilities for a two bedroom apartment. Although the apartment building is nice, I find this price for what is considered a "luxury apartment" absurd. My family and I will definitely feel the effects financially after my commitment to an expensive luxury apartment.

I am lucky to have a family that is able to support me through this tough decision and enough financial assets that I was able to commit to luxury housing. This is not the case for many people. What we need in the Madison area is MORE, AFFORDABLE housing. Building more luxury apartments will not resolve this issue, it will simply put more options into the hands of those already equipped to make bold financial decisions.

For the sake of non-wealthy UW Madison students, especially those that, like me, were thrown into the housing market with little to no warning, please find an alternative to building additional luxury apartments.

**From:** [reporting@cityofmadison.com](mailto:reporting@cityofmadison.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Housing crisis  
**Date:** Monday, June 26, 2023 3:10:53 PM

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**Recipient:** All Alders

**Name:** S. Fritz

**Address:** 2212 Regent St, Madison, WI 53726

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

**Message:**

I am a student at UW-Madison and I support the recent vote on June 20th to reject the construction of new luxury apartments in Madison. Instead, the City of Madison should focus on making affordable housing available to students. I and many of my friends currently struggle to afford what is currently considered "affordable" housing in Madison 600-900 a month in rent and would not be able to attend university if the only options available to us were luxury apartments with price tags similar to the James. Many of the students I know who can't find housing are not the sort of people who can pay over 1000/month for rent, rather, they can't find a place within their budget. It is currently very difficult to find a place to live for under 1000/month close to the UW campus, especially if you live alone. In order to get affordable housing, students like me often need to sign a lease up to a year ahead of moving in, because affordable units usually sell by November/December the year before.

Constructing more luxury apartments is not the correct response to the housing crisis. Luxury apartments will sit empty if no one can afford them. Alternatively, students who can't afford them might end up living there if there aren't any affordable units available, meaning these students will end up taking more loans while already managing paying for tuition. These students also could miss rental payments if they can't afford them, which could impact their credit and future rentals for life. Additionally, from an economic standpoint, building more luxury apartments may drive up the prices of current "affordable" units that are available, thus making the housing crisis worse, especially for low-income and working-class students.. Students don't need more luxury apartments. Students need more apartments available to them that they can afford while going to school, and students need competition in the rental market that keeps prices manageable and holds landlords accountable.

Thank you.

**From:** [johneestela@gmail.com](mailto:johneestela@gmail.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Housing  
**Date:** Monday, June 26, 2023 2:46:49 PM

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**Recipient:** All Alders

**Name:** John Estela Garcia

**Address:** 2414 Dunns Marsh Terrace, Madison, WI 53711

**Email:** [johneestela@gmail.com](mailto:johneestela@gmail.com)

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

**Message:**

Living in Madison, I have experienced first-hand the escalating housing crisis, which I find quite disconcerting. The city's affordability aspect appears to be dissipating. Despite Madison's vibrant culture and amenities that make it a desirable place to live, the rising housing costs are undoubtedly making it inaccessible for many.

Private corporations buying single-family homes and significantly increasing the prices, against the backdrop of an economic downturn, paints a grim picture of the city's housing market. It's distressing to observe families and individuals, who were once able to comfortably afford housing, now struggling to meet the escalating prices.

Moreover, rent increases are a recurrent issue that exacerbates this affordability crisis. While it is understandable that landlords and companies need to keep pace with the market trends, the frequent and steep rent hikes appear unjustified and pose a substantial burden on tenants.

The problems aren't limited to cost alone. Though Madison boasts a plethora of amenities – a bustling downtown, rich history, and close proximity to nature – these are overshadowed by the housing predicament. Challenges like inadequate maintenance, outdated infrastructure in older buildings, and sometimes, the lack of timely responses to tenant issues, further exacerbate the situation.

This crisis underscores the need for a comprehensive solution, ideally involving regulatory interventions to prevent arbitrary price hikes, while incentivizing the creation of more affordable housing units. In my opinion, Madison's future livability largely depends on finding a balance between economic growth and housing affordability. The city, celebrated for its inclusivity and diversity, must ensure that these values are not undermined by the worsening housing crisis.

Please do your best to ensure housing affordability for all.

**From:** [reporting@cityofmadison.com](mailto:reporting@cityofmadison.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Affordable Housing  
**Date:** Monday, June 26, 2023 2:41:18 PM

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**Recipient:** All Alders

**Name:** Kelly Garcia

**Address:** 110 S Second St, Madison, WI 53704

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

**Message:**

Increasing rental rates is pushing students away from campus which makes it harder for them to go to classes, do research, and this tremendously impacts graduate students who are in programs for more than 4 years. Affordability is becoming harder as rental rates increase and graduate student salaries are not meeting these increases. As a working graduate student myself, this impacts my daily work on campus. Having affordable housing near campus would greatly alleviate my commute, my daily work, and my general standard of living since rent keeps increasing too much, even further from Madison. I have to live further from campus to find affordable housing. I know some students who pay 900-1200/month in rent but make less than 30k/year just to be able to be close to their work which is almost half of their salary and have a reasonable commute. It is extremely hard for people who move to Madison as young adults who have little to no money saved and competing with other young professionals looking for housing. Please consider students' struggles for affordable housing as UW Madison continues to admit more and more students.



**From:** [csgehl@wisc.edu](mailto:csgehl@wisc.edu)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Affordable Student Housing  
**Date:** Monday, June 26, 2023 2:40:18 PM

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**Recipient:** All Alders

**Name:** Caitlynn Gehl  
**Address:** 1200 Observatory Dr, Madison, WI 53706  
**Phone:** 608-575-1426  
**Email:** [csgehl@wisc.edu](mailto:csgehl@wisc.edu)

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

**Message:**

I would like to thank those who voted against the luxury apartment building and encourage those who voted for it to reconsider if the topic comes up again. Finding housing as a student in Madison is one of the most stressful experiences I've had in my 2 years of undergrad so far. It's nearly impossible to find affordable housing, and if my only option was housing that was 1000+ a month, my financial situation would be significantly worse than it already is. So many of my peers have the same experiences and we need more affordable housing options, not more luxury options that only the most fortunate can afford. Please, don't allow more luxury apartments.

**From:** [reporting@cityofmadison.com](mailto:reporting@cityofmadison.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Affordable Housing Vote  
**Date:** Monday, June 26, 2023 3:15:24 PM

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**Recipient:** All Alders

**Name:** Lewis Gross

**Address:** 420 W Dayton Street, Madison, WI 53703

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

**Message:**

I would like to email the Alders to let them know I SUPPORT their decision to vote AGAINST the new luxury housing at Johnson and Basset. I live in an apartment building in the area, and I'm worried another building like this will contribute to rising cost of rent in the area. I am IN FAVOR of more affordable housing, especially with the inflation we've seen lately making our paychecks worth less. I am a graduate student, and I am NOT getting raises. I will need to stay in Madison for at least two more years, and I'm depleting my savings on rent compared to the past I've lived in the area since 2014 since I went here for undergrad. The price of housing has gone way up and we need more affordable housing for students.

Please stay strong with your original decision, despite outside pressure from NON STUDENT groups.

Thanks,

Lewis

**From:** [reporting@cityofmadison.com](mailto:reporting@cityofmadison.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Affordable housing  
**Date:** Monday, June 26, 2023 2:49:45 PM

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**Recipient:** All Alders

**Name:** Maxim Hamilton

**Address:** 103 Lathrop Street, Madison, WI 53706

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

**Message:**

I think the lack of affordable housing is catering towards people with big bank accounts. Affordable housing is hard to come by unless you sign a lease almost a year in advance. The problem is expensive apartments who not only have high rent themselves, but also consequentially raise the rent of the surrounding areas. Madison received one of the highest rent increases across the board from last year to this year, which kills affordable housing prices. My ideal rent for an average place would be 700-1000 a month and anything above 1000 is luxury spending. Which is fine, some people do that, but it shouldn't be the average.

**From:** [mdhensley@wisc.edu](mailto:mdhensley@wisc.edu)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Rejecting luxury apartments  
**Date:** Monday, June 26, 2023 2:49:00 PM

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**Recipient:** All Alders

**Name:** Michael Hensley  
**Address:** 409 W Gorham Street, Madison, WI 53703  
**Email:** [mdhensley@wisc.edu](mailto:mdhensley@wisc.edu)

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

**Message:**

This entire past year I have lived next to the construction of the monstrosity they are calling the Oliv or something like that. It saddened me to see an entire block of classic Madison buildings get bulldozed to put in an apartment building that is ultimately going charge students an unfair amount of money to live there. I heard their reasoning was that it would help keep rent prices down. Yet this next year, most places seem to be raising their rent a substantial margin.

We were able to lock in on an affordable house for this next year which is huge because I simply can't afford to pay over a grand in rent every month without having even a 20 hour a week job. I can't have that job as I am crunching to get my credits in so I can graduate on time. Thank you for rejecting this bill. Students don't need roof top pools, hot tubs, gyms or anything like that. We're in college. It's almost a right of passage to live in a subpar house that's not ideal but gets the job done and saves money.

So again, thank you for rejecting this bill. We don't need more luxury apartments that wipe away the character of this city.

**From:** [hernandezwhi@wisc.edu](mailto:hernandezwhi@wisc.edu)  
**To:** [All Alders](#)  
**Subject:** [All Alders] This is important - housing crisis - thoughts  
**Date:** Monday, June 26, 2023 3:39:35 PM

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**Recipient:** All Alders

**Name:** Isabel Hernandez White  
**Address:** 110 S Bassett St, Apartment 2, Madison, WI 53703  
**Phone:** 608-692-0242  
**Email:** [hernandezwhi@wisc.edu](mailto:hernandezwhi@wisc.edu)

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

**Message:**

Madison is not providing basic needs rent affordability to its residents. I grew up in Madison and am quite frankly disgusted that these conversations are even happening given the current housing crisis. Thank you for providing this opportunity to use my voice on this platform. I beg the City Council to think about these questions. Who is pushing this "Madison ideology"? Is it the "Madison ideology" of Epic workers who get laid off two years after working for the company? Is it the "Madison ideology" of out-of-state UW-Madison students and their parents who want "the sky and the stars" for their upper-class children? Is it the "Madison ideology" of the policy makers who live outside of Madison and think they know what it's like in Madison... because they don't. What's the common thread here? Money, money, money. You know what's not disposable? People. Madison's no-low-middle income residents who make up a MAJORITY of the population. Why are we advocating for the folks who already have it? I worked for the City of Madison in the Community Development Division as an AASPIRE intern where I learned a lot about the housing crisis from a community-based perspective. These messages, "more housing = good" makes our community disposable and prioritizes "efficient capitalism" over the humanity of our community. It's sickening to have your housing concerns validated by the Madison community and then hear there's a different narrative from the City? or is it the people I mentioned above? I know it's more complicated than that but it truly doesn't make sense to me seeing countless of friends at UW-Madison to struggling to afford food, rent, and other basic needs. Please advocate for us. I have seen too many friends develop mental health concerns over affording housing. I know City Council meetings can last hours and there are normally many agenda items but we MATTER so please don't rush. We deserve the patience, care, and love a community should have.

**From:** [enhess2@wisc.edu](mailto:enhess2@wisc.edu)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Maintaining affordable housing in Madison  
**Date:** Monday, June 26, 2023 2:48:20 PM

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**Recipient:** All Alders

**Name:** Eric Hess  
**Address:** 1910 Kendall Avenue, Madison, WI 53726  
**Email:** [enhess2@wisc.edu](mailto:enhess2@wisc.edu)

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

**Message:**

Hi,

I want to thank you for voting down the luxury apartment proposal at the corner of Johnson and Bassett street. Students cannot afford to pay over 1000 for a shared bedroom. The cost of tuition at UW Madison continues to increase, as does grocery bills. We appreciate affordable apartments that allow us to keep rents closer to 400-600 for shared bedrooms.

As a medical student, all of my rent comes from loans, so the more expensive the apartment, the more I will have to pay in loans in the future. My friends and I are already on Badgercare and Foodshare, and this does not correlate to renting luxury apartments in our education neighborhoods.

Thank you again for your decision this past week, and I hope you continue to consider students and the need for affordable housing in your future housing decisions.

Thank you,

Eric

**From:** [adhillman@wisc.edu](mailto:adhillman@wisc.edu)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Affordable Housing  
**Date:** Monday, June 26, 2023 2:31:15 PM

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**Recipient:** All Alders

**Name:** Andrew Hillman  
**Address:** 3405 Dawes St #2, Madison, WI 53714  
**Phone:** 319-830-9930  
**Email:** [adhillman@wisc.edu](mailto:adhillman@wisc.edu)

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

**Message:**

Hi,

I am currently a grad student at UW-Madison, and I am writing about the council's recent vote to reject a luxury housing unit in favor of maintaining affordable student housing. I'd like to voice my support for that "NO" vote, and I hope the council votes No again if a reconsideration occurs. I understand that the proposed luxury housing would be higher density, and I certainly support that. However, the issue is the luxury nature. There are hardly any modest high density apartments near campus. It is either unaffordable luxury apartments, or run-down, poorly taken care of house rental units.

I really urge the city to do what it can to increase housing density around campus, while making it affordable for the average student. Prices in excess of 1000/month per person are just not practical for students who do not have outside help with rent from families.

I had to choose to live much further away from campus than I would have liked to, but we got lucky on rent with a local small landlord. Similar rentals near us on the east side are not much cheaper, and new luxury units with corporate landlords are going up on the east-side now, too.

I feel people are being squeezed out of madison. There needs to be some middle ground housing options available. I do not want to live in Fitchburg or MacFarland or other suburbs, but without any options, many are choosing to do so.

**From:** [kyhorton@wisc.edu](mailto:kyhorton@wisc.edu)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Luxury Housing Development  
**Date:** Monday, June 26, 2023 2:44:49 PM

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**Recipient:** All Alders

**Name:** Kyle Horton  
**Address:** 15 N Mills St., Madison, WI 53715  
**Phone:** 612-423-9515  
**Email:** [kyhorton@wisc.edu](mailto:kyhorton@wisc.edu)

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

**Message:**

Hello,

I would first like to thank the alders who voted against the recent luxury housing development. For those who are in favor of it, I ask that you consider the students such as myself for whom the prices of this new development are vastly unaffordable over double what I am currently paying. For us, luxury housing is not even a consideration, just as lower quality housing is not a consideration for those who are financially well off.

The addition of luxury housing would not drive down the cost of more affordable housing because they are aimed at two different groups of students, and so there is not an increase, but rather a decrease in the supply of affordable housing.

I ask that you please consider the needs of students who are not able to afford such housing in your future decisions.

Thank you,  
Kyle



**From:** [reporting@cityofmadison.com](mailto:reporting@cityofmadison.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Thank you for rejecting luxury housing development  
**Date:** Monday, June 26, 2023 2:44:19 PM

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**Recipient:** All Alders

**Name:** Susan Hubbard

**Address:** 725 Eugenia Ave., Madison, WI 53705

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

**Message:**

Hello,

I am a 3rd year graduate student at UW Madison. I have been apartment hunting this year and was lucky enough to be offered housing at Eagle Heights 600/month, but did quite a bit of apartment hunting prior, as I was afraid I might not make my way to the top of the waiting list. It was frustrating that the majority of units that still had availability i.e. luxury apartments were the ones that I could not afford.

Thank you for voting to reject the luxury housing development, and I would appreciate it if you would continue to vote that way.

Best,  
Susan

**From:** [reporting@cityofmadison.com](mailto:reporting@cityofmadison.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Apartment Affordability  
**Date:** Monday, June 26, 2023 2:35:15 PM

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**Recipient:** All Alders

**Name:** Erik Johansson

**Address:** 661 Mendota Court, Madison, Wi 53703

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

**Message:**

Hi all,

With rapidly rising rent prices across Madison, affordability concerns are pushing students further and further away from the downtown area and campus generally. For this reason, it's incredibly important you all voted to reject the luxury-housing development. Thank you for doing so.

For any reconsidering the result of this vote, I'd ask you to consider the financial feasibility of a 1200/month apartment unit as an undergraduate on a part-time job, while maintaining academic performance. It's not possible without exterior financial support. Students without that support are pushed away from these areas, and face a longer commute to the gym, classes, restaurants or friends living in the downtown area.

Additionally, rising rent prices artificially inflate the housing market, causing older buildings with no new amenities to raise their prices accordingly. Tenants living in older buildings face higher prices for the same units with no improvement over previous years. All residents face higher prices with the continued development of luxury housing projects. Please keep this affordability in mind for future projects. Thank you for all your hard work.

**From:** [reporting@cityofmadison.com](mailto:reporting@cityofmadison.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] New Housing Development on Campus  
**Date:** Monday, June 26, 2023 3:53:23 PM

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**Recipient:** All Alders

**Name:** Marina Kerekes

**Address:** 505 University Avenue, Madison, WI 53703

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

**Message:**

More units like the new development proposes aren't going to do the majority of the student population well if we can't afford them. If we want to keep UW talent in Madison after graduation, we need to show them that there is a place for them.

**From:** [bknoke@wisc.edu](mailto:bknoke@wisc.edu)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Thank you for voting NO on more luxury apartments  
**Date:** Monday, June 26, 2023 3:46:36 PM

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**Recipient:** All Alders

**Name:** Ben Knoke  
**Address:** 925 vilas ave, Madison, Wi 53715  
**Phone:** 715-808-9913  
**Email:** [bknoke@wisc.edu](mailto:bknoke@wisc.edu)

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

**Message:**

To the Alders who chose to keep Madison's vibrant student community alive: a very sincere thank you for doing what you can to prevent rampant housing increases in our community. The university is one of Madison's greatest strengths, as well as a massive economic contributor to the community and the state, and it is under attack by outrageous price increases on what should be affordable housing. Another luxury apartment replete with a rooftop pool and on-patio hottubs would have seriously exacerbated this issue. Once again, from a member of your community, thank you for preserving our city's future.

To the Alders who voted in favor of luxury apartments: I understand that more luxury housing can attract more wealthy residents, but I urge you to listen to your colleagues and to the stakeholders when they tell you about Madison's housing crisis. More luxury housing will not fix this critical issue. Development lobbyists do NOT care about our community and if the issue comes back to the table I urge you to reconsider who's support you want in future elections, out of staters? Or the people in your community?

**From:** [luosta@wisc.edu](mailto:luosta@wisc.edu)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Concerns Regarding the Refusal of Zoning Changes - Housing Crisis in Madison  
**Date:** Monday, June 26, 2023 3:37:34 PM

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**Recipient:** All Alders

**Name:** Lauri Luosta  
**Address:** 2207 Catalpa Road, Madison, WI 53713  
**Phone:** 507-450-5399  
**Email:** [luosta@wisc.edu](mailto:luosta@wisc.edu)

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

**Message:**

Dear City Council Member,

I am writing to express my disappointment and concern regarding the June 20th decision to reject the required zoning changes for the proposed new 12-story housing development in Madison. By preventing new housing supply from being built, this decision will exacerbate the already critical housing crisis in Madison. Rising housing costs and limited availability will make our city even more unaffordable, which will lead to displacement of low-income residents and worsened gentrification.

Even though these are luxury apartments, extra luxury supply will free up capacity from other more affordable housing units which will lead to overall declines in rent levels. If new housing is not built fast enough, low-income residents will be priced out of the housing market and pushed to cheaper housing on the outskirts of the city of Madison. To prevent this from happening, Madison should allow all new housing developments that increase the amount of housing in the city. Affordable housing developments are needed, but any increased supply helps, including these luxury ones.

I urge you to reconsider your decision and prioritize the long-term well-being of our city and the common good by supporting new housing developments to alleviate the housing crises, and to prevent further rent price level increases.

Sincerely,

Lauri Luosta

A concerned resident of Madison, Wisconsin

PhD student at UW-Madison studying Consumer Behavior and Family Economics

[luosta@wisc.edu](mailto:luosta@wisc.edu)

**From:** [smorehouse2@wisc.edu](mailto:smorehouse2@wisc.edu)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Vote Against Luxury Housing  
**Date:** Monday, June 26, 2023 2:39:17 PM

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**Recipient:** All Alders

**Name:** Sara Morehouse  
**Address:** 45 N Randall Ave, Madison, WI 53715  
**Phone:** 920-252-5749  
**Email:** [smorehouse2@wisc.edu](mailto:smorehouse2@wisc.edu)

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

**Message:**

Dear Alders,

I am writing to urge you to support affordable housing for students and vote against any future luxury housing proposals. I am a student who pays for school and all my expenses entirely on my own, and I can say that the housing situation for students in Madison is out of hand. I cannot afford to pay the prices of the luxury housing options. To pay 1200 to share a bedroom is outrageous. I, and many other students, need the city to support the development and upkeep of affordable housing with rent prices closer to 400-700 per month. Please keep in mind the well-being and financial situations of all students in mind when voting for these proposals.

**From:** [smukherjee27@wisc.edu](mailto:smukherjee27@wisc.edu)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Make student housing cheaper  
**Date:** Monday, June 26, 2023 3:04:52 PM

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**Recipient:** All Alders

**Name:** Subhojyoti Mukherjee

**Address:** 2130 University Avenue, Apt 56, Madison, WI 53726

**Phone:** 669-208-8939

**Email:** [smukherjee27@wisc.edu](mailto:smukherjee27@wisc.edu)

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

**Message:**

I am a 4th year PhD student at UW Madison at the ECE department. I live in a studio at Allenhouse Apts. My current rent is 830, which is being increased to 940 from Fall 2023. This is almost half of my entire monthly earning as a RA of University of Wisconsin Madison. I would like to ask the Alders to actively engage and discuss the student housing in Madison. I am aware that most students are facing this crisis. Please help us.

**From:** [hputnam@wisc.edu](mailto:hputnam@wisc.edu)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Affordable Student Housing in Madison  
**Date:** Monday, June 26, 2023 3:24:47 PM

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**Recipient:** All Alders

**Name:** Heidi Putnam

**Address:** 6223 University Avenue, #211, Madison, WI 53705

**Email:** [hputnam@wisc.edu](mailto:hputnam@wisc.edu)

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

**Message:**

Good Afternoon, Alders,

I was encouraged by Alder Govindarajan of District 8 to share my experience as a UW Student and lifelong Madisonian living and renting in Madison. I am a seventh generation Madisonian and fifth generation Badger UW Madison student in my family.

I grew up in Madison and over the last 25 years I have seen a huge shift in availability and cost of housing. My parents bought modest homes which have now tripled in market rate value in ~10 years just because of the neighborhood location they chose to live in Hill Farms and previously Dudgeon Monroe - not due to expensive upgrades made to the home but instead inflation of the local housing market.

After returning to Madison in 2020 to attend graduate school I found myself mortified at the lack of availability of middle housing in Madison. All I wanted was to have a home in a safe location, have easy access to campus and grocery stores via bus and bike, have a living unit free of mold and well kept, in a quiet place, for a reasonable cost. I could not find anywhere that ticked those boxes. I either found expensive luxury apartments or cheaper but horrendously cared for spaces I didn't feel safe living in for my health and safety.

I am lucky enough to have worked in private consulting prior to graduate school and had saved up a fair amount that I chose to use towards the cheapest luxury apartment I could find to know I would be healthy and safe living there since it was only going to be two years. However, before I even finished the first year the rent increase for my renewal was going to be more than I could afford.

Therefore, I ended up recently purchasing a house outside of Madison in the Village of Oregon as that was cheaper to pay a mortgage, utilities, and upkeep and commute into Madison than it was to live inside Madison in reasonable accommodation. Madison used to be a nice place to live for the average person. It now feels like it is a novelty for the elite and everyone else is getting pushed out.

I wish to thank those of you who recently voted "no" on the proposed luxury housing development on Johnson and Bassett Street. I echo Alder Bennett's recent article stating that



the "average student does not want the fancy pool, fitness center, and other amenities". Instead, we just want simple yet well cared for housing that is well maintained, has decent security and cleanliness, is in close proximity to bus and bike infrastructure as well as necessities like grocery stores and pharmacies, that is also within a price range that a student working part time can afford.

I am a full-time graduate student that works 20 hours a week at a local consulting firm making 28 an hour. This salary is fairly equivalent to a UW TA assistantship stipend which I used to have prior to working in consulting again. Most UW students aren't working for this much pay so I know if I am spending all the money I am making to pay for life necessities then so are other students. Housing is the biggest expense most of us have and from my own experience and knowledge of other students most of us are paying over 50% of our income towards just rent.

It is ridiculous that the mortgage on purchasing a 350,000 house with 20% down, 30-year term, at 5.27% interest current average is fairly equivalent to the rent payment on my luxury studio apartment once it increases this summer 1550. That realization is what prompted me into home ownership - it was long-term cheaper to buy a house than rent a reasonable safe 1-bedroom housing anywhere in Madison. Now after seven generations, and the second of my generation in my family to own a home, I am the first to not purchase within the City of Madison due to cost. So, I did not renew my lease which ends next month and instead bought a 350,000 home in the Village of Oregon as that was the closest I could get to family who still live in Madison but feel sad that my future children will no longer be able to attend the excellent schools I did or have the same opportunities because of Madison turning into an elitest community.

Most of my fellow UW students do not have the savings or current earnings to be able to make a choice like I did regarding their housing. Instead, they are forced to pay insane percentages of their earnings towards rent, settle for unsafe living conditions, or transfer to other schools because they cannot afford the area.

Please continue to reject luxury apartments and support affordable housing developments and work with groups such as the Madison Area Community Land Trust to take projects out of the hands of these out-of-town high-end developers and into local hands. Please continue to reach out to the people your decisions are affecting. In this case mostly students and young professionals.

I am happy to discuss this more if anyone is interested in speaking with me. Thank you for your time.

Heidi Putnam  
Lifelong Madisonian and UW Madison Graduate Student

**From:** [Benrummler@gmail.com](mailto:Benrummler@gmail.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Affordable Student Housing  
**Date:** Monday, June 26, 2023 2:45:04 PM

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**Recipient:** All Alders

**Name:** Ben Rummler  
**Address:** 405 W Washington Ave, Madison, WI 53703  
**Email:** [Benrummler@gmail.com](mailto:Benrummler@gmail.com)

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

**Message:**

The student housing market is being increasingly capitalized, gouging profits from students either taking out heavier loans, or receiving money from parents. While the latter is not an issue for some, the former is crippling for those who do not benefit from being born into wealth.

Apartments with extravagant amenities replacing more affordable units makes the school less accessible to lower income students. While this building may maximize profits for the companies involved, it is the responsibility of government to correct this market error to ensure more students will continue to have access to this education.

**From:** [arushevics@gmail.com](mailto:arushevics@gmail.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Affordable Housing  
**Date:** Monday, June 26, 2023 3:53:07 PM

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**Recipient:** All Alders

**Name:** Alicen Rushevics

**Address:** 2705 University Ave, Apt. 8, Madison, WI 53705

**Email:** [arushevics@gmail.com](mailto:arushevics@gmail.com)

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

**Message:**

Dear Alders,

I am a graduate student at UW Madison and finding affordable housing that also allows pets has been the biggest stressor in my life for the past three years. This summer, I am moving out to McFarland because it was the closest town where I could find housing that fit my needs. My current apartment was semi-affordable for the first three years that I have been here - It stayed between 1100-1400 monthly, but the rent will be going up to a total of around 1700 a month this year. That is more than three-fourths of my monthly salary. This year, I had to take loans to afford groceries and other bills. I have found it almost impossible to find affordable housing and the options available either don't allow students section 8 housing doesn't allow student-status unless you are living with someone else who fits the yearly salary and doesn't have student status or are luxury apartments that are far outside of my price range.

The affordable options are few and far between and often come with unsafe living spaces, strict regulations that are not commonly or routinely followed, and predatory property management. I have been berated on the phone by my current manager more than once. I signed at my current place with the explicit promise that they would be building pet amenities, like a place for my dog to go potty the current closest place is across the street, but those were never built. When I asked why, they took all of the advertising about it offline and said that they had no plans to build. I also lived with a broken back door that let cold air in for two and a half years because the maintenance guy wouldn't fix it. My heating bill has been upwards of 300 a month during the winter months and my heating is always set between 65-68 degrees.

As a graduate student, I make a very low salary that easily falls into affordable housing measurements, but because of my student status I have to seek other accommodations. When the majority of options are luxury apartment complexes that are way outside of my budget even with taking on more student loans, then I am forced to move farther and farther away from the university and city center. I was really excited to move to Madison and experience this city that so many people rave about. Coming from Seattle, one of the highest priced housing markets in the country, I thought finding affordable housing would be easier here. That has not been the case. Housing has been my number one stressor.

I am writing on behalf of the change of decision vote for a luxury apartment build. I hope that

you consider the experience of students in the city that cannot afford to live in these apartment complexes. There are tons already, the city center and university areas should prioritize students where possible. I look forward to moving farther away from the predatory management near the city center, but I am really sad to be so far from the city and the university. I hope things change so that more students don't have to experience what I have.

Thank you for your time,  
Ali

**From:** [reporting@cityofmadison.com](mailto:reporting@cityofmadison.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Affordable housing  
**Date:** Monday, June 26, 2023 2:35:31 PM

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**Recipient:** All Alders

**Name:** Yaman Sangar

**Address:** 107 Eagle HTS, Apt C, Madison, WI 53705

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

**Message:**

Hello.

I would just like to point out that a large part of the population of Madison is students. Graduate students here receive a monthly stipend of around 2000. Rentals in Madison have been raising prices without any check. All places increase the rent by 50 each year at the very least, and at least by 200 once every 3-4 years. However, our stipends have not seen a raise in the last 3-5 years. Madison needs affordable rentals more than anything else right now, and I really hope you will see it and make decisions accordingly. A one bedroom unit in university housing, which is the cheapest option currently, will literally come over half of my monthly paycheck. There are extremely few options for affordable housing currently.

**From:** [mmschafer2@wisc.edu](mailto:mmschafer2@wisc.edu)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Apartment Development on Johnson and Dayton St from a Current Resident  
**Date:** Monday, June 26, 2023 3:18:25 PM

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**Recipient:** All Alders

**Name:** Morgan Schafer  
**Address:** 438 W Dayton St Apt 1, Madison, WI 53703  
**Phone:** 414-731-4029  
**Email:** [mmschafer2@wisc.edu](mailto:mmschafer2@wisc.edu)

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

**Message:**

Hello,

My name is Morgan Schafer and I am a rising senior at UW-Madison. I am writing to you to urge you to deny the request to tear down the houses and apartments on Dayton St and Johnson St to build new luxury apartments. I am a current resident of 438 W Dayton St, one of the houses planning to be torn down. I have spoken with every resident of my house as well as neighbors and other students and we all agree that we want these houses and apartments to remain standing. The solution to the housing crisis in Madison is NOT to build more luxury apartment buildings that most students cannot afford. Many students are having to move farther and farther away from campus in order to be able to live and go to school because housing costs are becoming far too high. Furthermore, prices of existing apartment buildings are rising and it is very likely that prices at this new location will not stay at the level currently considered. Especially in a city home to a state school where many students come from backgrounds where they are not in a position to pay these prices every month, it is your responsibility to protect these students and keep their interests in mind. I love where I live, I love the house and am so excited to be living there again next year. I was incredibly disappointed to hear the news of this new project proposal that would hurt students and negatively affect the culture of Madison. I implore you to vote against this proposal and keep these safe and affordable apartments standing.

Thank you,  
Morgan Schafer

**From:** [jillianschat@gmail.com](mailto:jillianschat@gmail.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Affordable Housing  
**Date:** Monday, June 26, 2023 3:33:04 PM

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**Recipient:** All Alders

**Name:** Jillian schat

**Address:** 3329 Clairemont Drive Apt 3, San Diego, CA 92117

**Email:** [jillianschat@gmail.com](mailto:jillianschat@gmail.com)

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

**Message:**

Hello, thank you for your time.

This email is in regards to the luxury apartment buildings that have become increasingly prevalent in Madison. I know some Alders have voted in favor of supporting existing affordable housing, and I want to sincerely thank you. This makes an enormous difference, and I truly appreciate it.

To those who voted against affordable housing, please reconsider. I a graduate student and the students I teach have been adversely impacted by rising rent prices and the decreasing availability of affordable housing. Aside from this last year I now work remotely, I lived in Madison from 2018-2022. When I first searched for an apartment in Madison, I was pleasantly surprised by the affordability of a one-bedroom apartment approximately 750 per month. However, over time, the oligopoly of landlords in Madison MPM, Kader increased their hold on privately-owned rentals. At the same time, I witnessed the construction of several large luxury apartment complexes. These residences advertised pools, gyms, and other amenities. All these amenities are not optional, and must be subsidized by rent that the residents pay. As luxury apartments become more common, the oligopoly of residential management companies has been liberated to charge higher and higher prices for rent, citing "keeping up with the market" as an excuse.

Luxury apartment complexes are not in demand. At any given time, there are many empty units in any of these buildings, and students and other low-income earners cannot afford to live there. Students are an important component of the Madison economy. The university contributes to Madison's economy, and supporting the students who pay tuition to the university is good for Madison. Stress among students due to financial strain has only increased over time and will continue to increase unless affordable housing is protected. This site <https://www.apartmentlist.com/renter-life/cost-of-living-in-madison> recommends that for rent to be 1/3 of someone's budget, they must earn 19.20/hour. As a graduate student teaching assistant, I earn 10/hour. I am not alone in this. I recently received a survey from the graduate school at UW Madison inquiring about the extent to which their student population has had to resort to sex work to meet their budgetary needs food, rent, utilities. This is on the rise. Please allow students to have affordable housing. It is vital.

Please see these articles for more information:

An adjunct professor:

<https://www.theguardian.com/us-news/2017/sep/28/adjunct-professors-homeless-sex-work-academia-poverty>

A nurse, among others:

<https://www.vice.com/en/article/jgpkeb/employers-sex-work-cost-of-living>

Nursing students:

<https://www.buzzfeednews.com/article/otilliasteadman/pandemic-nurses-onlyfans-sex-work>

Legal sex work should be an option, not a requirement for survival.

Thank you and regards,

Jillian Schat



**From:** [krschedler@wisc.edu](mailto:krschedler@wisc.edu)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Affordable Housing  
**Date:** Monday, June 26, 2023 2:43:49 PM

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**Recipient:** All Alders

**Name:** Kylie Schedler  
**Address:** 27 N Randall Ave, Madison, WI 53715  
**Email:** [krschedler@wisc.edu](mailto:krschedler@wisc.edu)

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

**Message:**

Good afternoon,

I am emailing to share my thoughts regarding the previously declined Johnson and Bassett intersection development and housing as a whole in Madison. As a student myself, housing is the source of much of my financial stress. Available housing near campus is often overpriced and of poor quality. Whole apartment complexes sell out within minutes of opening applications. Every student I've discussed housing with have had negative experiences. Many students cannot afford to live in these apartments, yet have to because there are no available affordable housing. I know students who have waited in line for over 10 hours, just to sign for an apartment that is falling apart and yet out of their budget.

If there is to be any new development near campus, I urge you to support affordable housing and upgrading current housing to improve quality.

Best,  
Kylie

**From:** [reporting@cityofmadison.com](mailto:reporting@cityofmadison.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] On declining the Luxury Apartments  
**Date:** Monday, June 26, 2023 3:14:09 PM

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**Recipient:** All Alders

**Name:** Brandon Schmall

**Address:** 2121 University Av, Madison, WI 53726

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

**Message:**

Hello Alders,

As a student with no knowledge of housing before attending UW Madison, having affordable housing near campus was essential for my ability to attend school. Working 20 hours per week on top of being a full time student, I was barely able to afford rent and expenses in the more affordable units, and I had a family capable of supporting me.

If affordable housing were put to the wayside in favor of luxury apartments, with almost double the rent of affordable locations, many people would be unable to afford rent. Even though the luxury buildings may provide more beds, less people would be financially able to fill them.

I appreciate your decision to reject the proposal, and I hope that the vote remains the same, for the sake of students who are less financially well off.

Thank you for your time

**From:** [reporting@cityofmadison.com](mailto:reporting@cityofmadison.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Housing  
**Date:** Monday, June 26, 2023 2:27:59 PM

---

**Recipient:** All Alders

**Name:** Brianne Seagreaves

**Address:** 234 North Breese Terrace, Apt 1, Madison, WI 53726

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

**Message:**

I am a student at UW-Madison and we are in a housing crisis. We need more AFFORDABLE housing. The current process to find housing is genuinely traumatizing. It is a scurry to find housing and we are forced into overpriced luxury apartments the majority of us can not afford because it's all that's left! We need something more sustainable and affordable.

**From:** [sifferman@wisc.edu](mailto:sifferman@wisc.edu)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Student's Opinion on Affordable Housing  
**Date:** Monday, June 26, 2023 2:52:31 PM

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**Recipient:** All Alders

**Name:** Carter Sifferman  
**Address:** 622 W. Wilson St. Apt. 215, Madison, WI 53703  
**Phone:** 417-234-1832  
**Email:** [sifferman@wisc.edu](mailto:sifferman@wisc.edu)

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

**Message:**

Hello,

I am a graduate student at UW-Madison. This message was prompted by an email that I received to my UW email address from alder MGR Govindrajan, asking for our opinion on the housing situation in Madison.

The solution to Madison's housing crisis is to build more housing. Blocking new market rate housing will hurt Madison in the long run. The currently "affordable" units currently on the site will not remain affordable for long if Madison does not allow new housing to be built. I urge the council to reconsider and approve the new housing project at Johnson and Bassett.

The email sent by alder Govindrajan was biased towards his point of view on the issue, including urging students to "Email specific Alders who voted "No", to thank them & make sure they continue." I fear that his portrayal of the issue will bias the results of the Google Forms survey included in the email. I suspect that the pro-housing point-of-view will prevail in his survey in spite of this.

Thank you,  
Carter Sifferman District 4

**From:** [envalentine@wisc.edu](mailto:envalentine@wisc.edu)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Affordable Housing Now  
**Date:** Monday, June 26, 2023 2:27:14 PM

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**Recipient:** All Alders

**Name:** Emily Valentine

**Address:** 420 North Park Street, Dorm #611, Madison, WI 53706

**Email:** [envalentine@wisc.edu](mailto:envalentine@wisc.edu)

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

**Message:**

Greetings,

I would like to bring to your attention the dire need for more affordable student housing. As a current UW student, I find that the search for housing is incredibly time consuming and strenuous. There are too many luxury apartments in Madison, and I know students who are having to work multiple jobs in addition to school just to have a place to live. The University is the heart of Madison, and it would be disrespectful to ignore the needs of those who make up the University's population. Thank you for reading, and please vote NO on luxury apartments.

Thank you,

A Concerned Student

**From:** [reporting@cityofmadison.com](mailto:reporting@cityofmadison.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Affordable Housing  
**Date:** Monday, June 26, 2023 2:37:46 PM

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**Recipient:** All Alders

**Name:** Dominique Villasenor

**Address:** 223 N Livingston St Unit 2, Madison, WI 53703

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

**Message:**

Hi,

My name is Dominique Villasenor, and I am a Masters in Public Affairs student at the La Follette School of Public Affairs. As a graduate student with a yearly stipend of ~23,000, affording rent is a priority of mine. It's important to me that I am able to afford rent while I continue my education at UW-Madison. As a first generation Latina student, I have learned to budget within my means and advocating for affordable housing is a topic that I aim to support in order for more low-income students to be able to strive for a higher education while affording rent. 1229 per person for a shared bedroom apartment is not acceptable by any means. That would take most of my paycheck for the month and will leave me to budget for groceries. As a graduate student, we already have access to the gym through our tuition and student membership. Having a rooftop pool is a luxury and not an necessity. That price is extremely unacceptable.

If there's a vote to reconsider the housing project, such as the luxury-housing development, please vote no.

We must continue to vote in favor of preserving existing affordable student housing.

Thank you,

Dominique Villasenor  
MPA '24

**From:** [erick.votava@gmail.com](mailto:erick.votava@gmail.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] UW-Madison Housing  
**Date:** Monday, June 26, 2023 2:41:48 PM

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**Recipient:** All Alders

**Name:** Erick Votava  
**Address:** 1602 Regent St, Madison, WI 53726  
**Phone:** 651-263-5904  
**Email:** [erick.votava@gmail.com](mailto:erick.votava@gmail.com)

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

**Message:**

I think "luxury" housing prices are ridiculous and is not a standard that should be set. 1230 for a shoe box is stupid, when there are houses available in other neighbors granting ~600 a room. 600 maybe unrealistically cheap but anything about 900 is too high. People are rushed into signing a year in advance more protections are required.

**From:** [reporting@cityofmadison.com](mailto:reporting@cityofmadison.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Student Housing  
**Date:** Monday, June 26, 2023 2:57:19 PM

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**Recipient:** All Alders

**Name:** Zoe Walts

**Address:** 2005 University Ave, Apt 3, Madison, WI 53726

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

**Message:**

To Whom it May Concern:

I am writing to the Alders as a graduate student at the University of Wisconsin-Madison School of Medicine and Public Health.

I have had a negative experience with my housing in Madison, including poor response to maintenance requests, unjustified and large rent increases, and a generally poorly maintained building, where I've had multiple pest problems and issues with insulation that makes the hottest days of summer almost unbearable. This experience is not unlike that of many other students who have limited options and often limited financial resources.

Please consider the needs of students, who make up a significant part of the culture and community of this wonderful city, and advocate for maintaining and improving/increasing affordable housing near campus. Students should be able to find housing near campus. Additionally, housing is a human right and an essential piece of maintaining good mental and physical health.

We students do not need more luxury housing. We need to be able to comfortably and securely live near our campus with our friends and community.

Thank you for your time, and again, I implore you to consider the needs of our students and vote against the destruction of affordable housing to build another luxury apartment building.



**From:** [xwang2587@wisc.edu](mailto:xwang2587@wisc.edu)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Feedback Regarding Student Housing  
**Date:** Monday, June 26, 2023 2:55:32 PM

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**Recipient:** All Alders

**Name:** Xinyan Wang  
**Address:** 777 University Ave Apt 1134, Madison, WI 53715  
**Email:** [xwang2587@wisc.edu](mailto:xwang2587@wisc.edu)

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

**Message:**

I definitely agree the City Council rejecting the luxury apartment in favor of maintaining the existing affordable units. I have lived in Madison for nearly two years as a master student. And I will live here for five more years as a PhD student. I am really feeling that the rents in Madison increase toooooo much, merely in recent two years, and are totally unforadable for students! So what we really need is the built of more affordable apartments, not more luxury apartments at all! As an incoming PhD student, my stipend after tax is about 2000 per month, which should cover my rents, grocery, transportation fee and all costs. But apparently, it can't. Although the rents seem not be a problem for those who have a job, Madison is a college town, the majority of the residents here are students. And we students have tremendous borden to afford the rents!

The rent for my apartment has increased from 675 to nearly 800, and in winter I need to pay nearly 150 more for the electricity. So I in total have to pay nearly 1000 per month! For one bedroom in a 2b apartment, in the Sheboygan Ave, not even on or near campus! I totally don't think our apartment worth this price. But because of it is very hard to find affordable apartments near campus, most avalible apartments are luxury apartments, so many students have to accept the rent. So I really hope the situations can change and there are more affordable apartments near campus. Thank you.