

**From:** Will Hardt <hardtwill@gmail.com>  
**Sent:** Monday, April 18, 2022 3:03 PM  
**To:** All Alders <allalders@cityofmadison.com>  
**Subject:** Re: Support for 3734 Speedway apartments

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To clarify, this message is about issue 70998.

On Apr 18, 2022, at 3:01 PM, Will Hardt <[hardtwill@gmail.com](mailto:hardtwill@gmail.com)> wrote:

Hello,

I am a Madison resident emailing to register my *support for building the mixed-use apartments at 3734 Speedway Road*. The apartments would be a welcome addition to the neighborhood, and would help bring down costs for renters throughout the city. It is also a great place to build — on a bus-line and walkable to the hospital.

Sincerely,  
Will Hardt

**From:** Kayne Neigherbauer <kayne.n@gmail.com>  
**Sent:** Monday, April 18, 2022 3:08 PM  
**To:** All Alders <allalders@cityofmadison.com>  
**Subject:** Item 70998

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Writing to express my support for the conditional use permit for the mixed use development on Speedway Rd. The city council should reject the appeal. (item 70998)

Thank you

Kayne Neigherbauer  
509 Stang St

**From:** Spencer Garrett <spencer.garrett99@gmail.com>  
**Sent:** Monday, April 18, 2022 8:21 PM  
**To:** All Alders <allalders@cityofmadison.com>  
**Subject:** Opposition to Appeal | Agenda Item #70998

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Hello,

My name is Spencer, and I live in Madison on the west/south side. I am writing today in opposition to the appeal of the Plan Commission's action on the Conditional Use request for 3734 Speedway Road.

Madison is in desperate need of housing, and this development would make great use of an existing, underutilized lot. Not only that, but this development brings some much needed density to support the businesses in this corridor. The previous tenant was not able to justify continuing operations here, at least partially due to lackluster sales. The new tenants in this apartment will bring life to the remaining business in this area (the hair studio, Sunset Yarn, the Village Bar, as well as the businesses and restaurants along Monroe Street) as well as provide reason for new businesses to invest in this area in the future.

As demonstrated at the Plan Commission meeting, the conditional use was granted appropriately, and I believe that this development can only bring good to this area. I implore the Common Council to allow the Plan Commission's original approval to stand, and I support any and all future projects like this one that aim to bring more housing and life to our beautiful city.

Sincerely,

Spencer Garrett  
[spencer.garrett99@gmail.com](mailto:spencer.garrett99@gmail.com)  
817-999-2778

**From:** Rebecca LeBeau <rlebeau22@gmail.com>  
**Sent:** Monday, April 18, 2022 9:22 PM  
**To:** All Alders <allalders@cityofmadison.com>  
**Subject:** Statement in support of the Speedway Rd development

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To all members of the City of Madison Common Council:

I am writing to voice my support for the conditional-use approval of the proposed apartment at 3734 Speedway Rd, and to state my disapproval of the appeal submitted by residents to the Plan Commission (70998).

Madison needs more quality housing. I have lived in Madison for over 10 years, since I first moved to attend UW-Madison for my undergraduate degree. I have lived in apartments all over the City in those past ten years and have seen it all-- apartments with bats in the attic, with heating that wouldn't go above 65 degrees, with sagging porches and knob and tube wiring. Much of this housing was student housing, but not all-- even now as I approach 30, I am still paying a lot of money for an apartment that doesn't have air conditioning and that has lead paint chips coming off of windowsills. And yet, the rent goes up every year. The 2 bedroom apartment that cost me a little over \$1000 a month five years ago is now going for almost \$1500 to someone new this fall-- with zero updates beyond the minimum upkeep to prevent disasters. This is not sustainable, not for me as a privileged person with a partner and a good job, and certainly not for people in lower income brackets, people with children. and people of color. We need more housing-- much more housing-- to try to meet the demand that is driving up costs of everyone's rent.

This spring, my wife and I have been going through the home buying process (another market that needs much more supply). We bid on a house on Zwerg Dr-- a couple blocks away from Speedway. It was a little 950 square foot house, with very little updates, listed for \$300,000. It went for \$350,000--- or a mortgage of \$2,500, if you're a first time homebuyer putting a modest 10% down. For that to be barely affordable, at 1/3 of your pre-tax income, a family would have to make \$90,000-- almost twice the median Madison income. And that's for someone who's not paying daycare, who doesn't have significant debt from college, and who doesn't have medical debt. The Sunset Hills neighborhood is simply out of reach for most people in Madison, including all of its amenities-- unless we start building some more housing that people can actually access.

I understand that neighbors to this apartment complex may feel they are slightly inconvenienced in some way. Maybe a car will park in front of their house where there wasn't a car before. Perhaps they will hear the construction noise for a little while. But those inconveniences pale in comparison with the inequities that most people in Madison will continue to face in regards to housing. People of color, people working service jobs, families with single incomes, and others will continue to get pushed out of the city and out of neighborhoods where they might want to live unless we start working to address the housing crisis that is on our horizon.

At the top of every agenda for the Common Council, there are questions meant to center the idea of equity in your work:

Who benefits? Who is burdened? Who does not have a voice at the table? How can policymakers mitigate unintended consequences?

To me, it is clear that the equitable way forward is to consider those who do not have a voice at the table-- the rest of us, not just the people who are wealthy homeowners. Any slight burden of the people on Glenway and Waverly is worth it to build more high-quality housing supply in our city.

Sincerely,

Rebecca LeBeau

**From:** [ianjamison@gmail.com](mailto:ianjamison@gmail.com)  
**To:** [All Alders](#)  
**Cc:** ["Cailey Jamison"](#)  
**Subject:** Reject Appeal for Speedway Road Apartments  
**Date:** Tuesday, April 26, 2022 4:06:54 PM

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Hi,

This city needs more housing, badly. The Speedway apartment proposal pushes us in that direction. Please enable this to move forward as quickly as possible and reject the bad faith appeals to derail it. Thank you.

Ian & Cailey Jamison

**From:** [Nicholas Davies](#)  
**To:** [All Alders](#)  
**Subject:** Sustain the previous approval of 3734 Speedway (70998)  
**Date:** Sunday, May 8, 2022 3:48:30 PM

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Dear alders,

I'm not entirely sure whether to register in support or opposition on this, and I suspect I'm not the only one. But I ask you to reject the appeal brought forward by 14 neighborhood residents. Instead, consider the future residents of the 31 dwelling units. Consider the small businesses that can make use of the ground-floor commercial space. Consider the city-wide housing shortage.

The developer of this project has put in additional work to resolve concerns about parking and traffic flow and sightlines around the bend on Speedway. If you look at the public comment on this item and the original approval, there's widespread support.

While the location wouldn't meet my personal standards for walkability, my hope is that the ground floor retail space will start to improve that, not only for residents of the building itself, but also for residents of the surrounding neighborhood.

You may notice a pattern in the business before you. In areas where single-family zoning has artificially suppressed residential density, that lower density itself empowers a smaller cohort of current residents to have an outsized voice in the process in opposition to a larger group of future residents.

While this process exists for a reason--it's possible that the affected neighbors could provide some insight as to why the project shouldn't have been approved--that isn't always the case, and I don't see any substance in this appeal.

Thank you,

Nick Davies  
3717 Richard St

**From:** [Sara Fogel](#)  
**To:** [All Alders](#)  
**Subject:** Oppose Proposal for 3734 Speedway (File 70998)  
**Date:** Monday, May 9, 2022 2:52:05 PM

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As a neighbor of the 3734 Speedway, I signed the appeal and oppose the proposal. There has been zero effort to become part of or enhance this old and established neighborhood. The Hair Salon building is over 100 years old and has previously been a pharmacy and a hardware store. Two of the houses on Waverly Place are 95 years old. One was designed by acclaimed architect Frank Riley. But there has been no attempt to honor the legacy of the neighborhood or incorporate elements of landmarks like the Village Bar or Sunset Yarn into the plan. A row of townhouses for families with roof lines that match the neighborhood would be a welcome and needed addition. Children could enjoy the nearby parks, schools, and churches. The proposed design would be better suited for one of the empty Shopkos. There is plenty of parking and they are close to shopping. Unlike this plan.

I continue to have concerns about traffic, parking, noise from air conditioners and generators, soil contamination, and the sunlight and privacy those of us on Waverly will be losing with this over sized building with balconies looming over us.

While my beloved city grows, please don't let it lose the charm and character that makes it great.

Long time property tax paying citizen,  
S. Fogel



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**To:** [All Alders](#)  
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While this process exists for a reason--it's possible that the affected neighbors could provide some insight as to why the project shouldn't have been approved--that isn't always the case, and I don't see any substance in this appeal.

Thank you,

Nick Davies  
3717 Richard St

**From:** [Judy Middleton](#)  
**To:** [All Alders](#)  
**Subject:** Replacement for Speedway gas station  
**Date:** Tuesday, May 10, 2022 4:42:45 PM

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I think a 4 story building is too large to replace the gas station next to homes. Perhaps reduce To 2 floors. Judy Middleton, 3913 Plymouth Cr.  
Ps: Is this site polluted by gas and oil?

**From:** [Susan Werther](#)  
**To:** [All Alders](#)  
**Subject:** Fwd: Stop-n-Go property proposal  
**Date:** Thursday, May 12, 2022 7:01:07 AM

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Sorry, this email did not initially go through.

Dear Alders,

I would like to register my support of the neighbors who are appealing the proposed construction at the site of the old Stop-n-Go gas station.

I believe that their objections are legitimate, and agree that the proposed building would be detrimental to the quality of life in our neighborhood.

Thank you,  
Susan Werther  
139 Glenway St.