

From: [Joe Martino](#)
To: [Plan Commission Comments](#)
Subject: Plan Commission Agenda items 3-6 117-125 N Butler Street
Date: Monday, October 24, 2022 11:43:23 AM

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Plan Commission:

Comments in support: for Open Hearing 10/24/22 Regarding Development 117-125 N Butler Street

As a homeowner around the corner from the proposed development, these buildings have reached the end of their intended usable life expectancy. We need more housing in Madison. The buildings in question would have a better use as a new updated development. I am in favor of the proposed Demolition, Rezoning and redevelopment of these buildings. Our neighborhood has only so many opportunities to support re-investment. Please approve this project.

Regards,

Joe Martino
26 N Hancock Street
Madison, Wi 53703

From: [Judith Karofsky](#)
To: [Plan Commission Comments](#)
Subject: Madison Plan Commission meeting, October 24, 2022
Date: Sunday, October 23, 2022 10:31:46 PM

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I support the following items being combined for one public hearing on October 24, 2022:

Zoning Map Amendment & Related Requests

- 3. 73363** 117-125 N Butler Street; 2nd Ald. Dist.: Consideration of a demolition permit to demolish multi-family dwellings at 117, 123 and 125 N Butler Street.
- 4. 73643** Creating Section 28.022-00591 of the Madison General Ordinances to change the zoning of property located at 117-125 N Butler Street, 2nd Alder District, from DR1 (Downtown Residential 1) District to DR2 (Downtown Residential 2) District.
- 5. 73364** 117-125 N Butler Street; 2nd Ald. Dist.: Consideration of a conditional use in the [Proposed] Downtown Residential 2 (DR2) District for a multi-family dwelling with greater than eight (8) units to allow construction of a four-story, 32-unit apartment building
- 6. 73373** Approving a Certified Survey Map of property owned by 119 N Butler Street, LLC located at 117-125 N Butler Street; 2nd Ald. Dist.

I am a resident and homeowner in the 2nd Aldermanic District.

I view these combined requests as our opportunity to add *sorely needed housing* to the Downtown area. The requested demolition permit, zoning change, conditional use, and certified map approval deserve support as critical elements to achieving the proper development potential of the designated adjoining properties on No. Butler St..

I look forward to watching these needed changes occur, for the benefit of all.

Thank you.

Judy Karofsky
317 No. Pinckney St.,
Madison, WI

From: [Brett Schuppener](#)
To: [Plan Commission Comments](#)
Subject: Agenda #73364
Date: Sunday, October 23, 2022 11:17:39 AM

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Good morning,

I am writing to you today to share my thoughts on this project. I think it is important to consider what this city normally approves for new housing. What I am referring to are the large, overpriced, and impersonal developments that are typically done by T.Wall and other major developers. These buildings take over the neighborhoods and remove many good tenants from the area because they cannot afford to live in them.

This project, however, is from a local landlord who is good to his tenants, actually lives in one of the buildings he has tenants in, makes himself available outside of "normal" business hours, and genuinely cares about his community, tenants, and neighbors. I would strongly urge the committee to consider all available factors before making a hasty decision and vote to approve this project.

I welcome any questions, and I am happy to provide any additional information. Please feel free to contact me. My information is included below.

Again, I urge this committee to approve this project. Thank you for your consideration.

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Thank you,

Brett M. Schuppener
608.843.1319 (mobile)
608.620.3315 (voicemail)
brett.schuppener@gmail.com

From: [Dawn O'Kroley](#)
To: [Plan Commission Comments](#)
Subject: 117-125 N Butler St Agenda Items 3-6
Date: Sunday, October 23, 2022 9:12:37 AM

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Members of the Plan Commission, please find that this proposal for 117-125 N Butler Street is inconsistent with the development pattern and contradicts goals in the Downtown Plan and Comprehensive Plan.

Please note this block is included in the top prioritized area identified in need of survey in the Historic Preservation Plan. The Historic Preservation Plan was adopted in May 2020 to further the Comprehensive Plan strategy to "Preserve the historic and special places that tell the story of Madison and reflect racially and ethnically diverse cultures and histories." Please take into consideration this vernacular context's adjacency to properties that have been identified for their significance to Madison's first African American neighborhood. This is the second year of the Wisconsin Historical Society's Madison Black History Walking Tour in James Madison Park. At least 3 structures on the block were built prior to the Civil War and all but 2 primary structures on the block are pre-World War II. Today, city property records of this block do not accurately reflect dates of construction identified in Wisconsin Historical Society Property Records.

On this block, the Downtown Plan Parcel Analysis Map identifies only one 1960's-70' era zero lot line building on E Johnson Street as encouraged to be redeveloped. Public parking ramps are also identified in the Downtown Plan as Potential Redevelopment/Infill and do not establish a precedent for this proposed combination of properties.

Page 6 of the Downtown Plan notes the leaf symbol following recommendation 104 identifies objectives and recommendations directly related to the sustainability goals of the plan. This proposal does not meet the Downtown Plan Objective 2.4 as higher density infill and redevelopment that is innovative and sustainable, and complements and enhances the areas in which they are proposed.

Thank you, Dawn O'Kroley 646 E Gorham Street