

From: [Austin Griesbach](#)
To: [Plan Commission Comments](#)
Subject: 91647 - Ann Street
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Hello,

I would like to submit a public comment on legistar file 91647, item 5 on the 4/27 agenda.

A private surface parking lot is is one of the very few explicit "do not pass go" prohibitions of the TOD Overlay District. MGO 28.104(6) simply reads:
"Prohibited Principal Uses.

- (a) Auto sales.
- (b) Car wash.
- (c) **Private parking facility - surface parking lot.**

The site itself is a short walk from two upcoming N/S BRT stops: Park at Hughes, and Badger at Fish Hatchery. The many nearby apartments, especially the similarly-situated Southview Apartments, indicate that the mission statement of the TOD Overlay District is viable in this area (so long as we don't make decisions that explicitly go counter to it).

The mission statement of the TOD Overlay District is to "support investment in and use of public transit and bicycle connections. It does this by fostering development that intensifies land use and economic value around transit stations and by promoting a mix of uses that will enhance the livability of station areas". This project would directly undermine that mission, and even somewhat *worsen* the livability for those that already live in the area. All that is even setting aside that this project is specifically to support a *second* explicitly prohibited (but extant) use, auto sales.

I urge the Commission to uphold the ordinance and to not allow the surface parking conditional use. It would be a severe erosion to the integrity of the TOD Overlay zoning.

Thank you,
Austin Griesbach