

From: [Maddie Van Cleve](#)
To: [Plan Commission Comments](#)
Subject: Eastmorland Community Center
Date: Monday, July 14, 2025 9:59:32 AM

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To the members of the Madison Plan Commission,

We are writing to express our support for the proposed redevelopment of the Eastmorland Community Center. We, along with our four children, are Eastmorland residents and we already love and benefit from the many services ECC provides. We are excited that these opportunities will expand with the redevelopment. We are also supportive of the affordable housing the project will create. The culture of our close and caring community will surely be positively affected by our new neighbors.

Thank you considering this feedback and for your service as members of our local government.

Maddie & Aaron Dumas

From: [Carrie Breunig](#)
To: [Plan Commission Comments](#)
Subject: 3565 Tulane Ave. / Eastmorland Community Center and Housing.
Date: Friday, July 11, 2025 3:03:53 PM
Attachments: [Padlet - Friends of the Eastmorland Community Center comments as of 6-25-25.pdf](#)

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City of Madison Plan Commission,

I am a resident and homeowner in the Eastmorland Neighborhood, and I am writing in support of the redevelopment of "the triangle" at 3565 Tulane Ave. Both the housing and the community gathering space are much needed in our highly desirable and tight-knit neighborhood. We have a prime and accessible location and creating some housing density in the midst of a national housing crisis makes so much sense.

I've also talked to many neighbors who are overwhelmingly supportive. In preparation for a community meeting held by the Eastmorland Community Center in April, I used a tool called Padlet to help gather words of support and encouragement from neighbors. I thought these words might be relevant for you to see before this project is discussed at the July 28th meeting. Attached is a consolidated PDF with feedback from Eastmorland Neighbors, specifically highlighting words of support around the creation of housing.

Thanks for your time and efforts!

Carrie Breunig
3901 Tulane Ave
920-296-8920



Carrie Breunig, studio creator.
www.kindlingcommunityarts.org

Friends of the Eastmorland Community Center!

Editor's Note: The following posts were copied directly from Friends of the Eastmorland Community Center, a [Padlet.com](https://padlet.com/carrie232/friends-of-the-eastmorland-community-center-b86wlp6g2n6934j) site created by Carrie Breunig in support of the planned ECC development. I have changed the formatting to make the comments more readable, eliminated graphics, and added highlighting to make it easier to locate comments that specifically address the planned workforce housing development on the site. You can view the site and all comments in their original forms here: <https://padlet.com/carrie232/friends-of-the-eastmorland-community-center-b86wlp6g2n6934j>

CARRIE BREUNIG 4/04/2025

Please add your name and some words of support for this innovative and exciting project happening right here in Eastmorland. This Padlet is a place to consolidate information for neighbors to learn more, get engaged and organized as a community, and show our support for the Eastmorland Community Center and workforce housing development on "The Triangle" at 3565 Tulane Ave, Madison WI. Please take a minute to share why you support this project. Post a message by clicking the plus button below. Thanks for checking this out!

-Carrie Breunig, campaign volunteer and ECC building partner at Kindling Community Arts.

CARRIE BREUNIG 4/4/25 7:03PM

Upcoming meetings to learn more: April 8th, 7pm at ECC: The [Eastmorland Community Association](#) invites you to join and learn from developer Tyler Krupp about the state of the project.

CARRIE BREUNIG 4/4/25 7:28PM

Hi I'm Carrie. I support the development of the triangle into workforce housing and a community center because I believe it will make us a stronger and happier neighborhood. We live in a highly desirable area and I love being able to advocate for opening our neighborhood "doors" to more families in such a sweet location. The community center is already such a fun place for us to connect and gather, and I can't wait to see it grow into that purpose even further. We made our first donation today to play a part in moving this forward.

CANDY PHELPS 4/4/25 9:37PM

As a neighbor who has lived just 2.5 blocks from the Triangle since 2012, I'm excited to voice my full support for the redevelopment plans for the East Madison Community Center.

Madison continues to face real challenges when it comes to affordable housing, so I was

especially encouraged to see that the proposal includes new apartment housing.

This location makes so much sense—right across from the school, near the bus line, close to parks, and not far from everyday essentials like Woodman's. It's a prime spot for students, families, and seniors alike.

Our family has been loving the new Kindling art space, and with a young daughter at home, we're especially looking forward to the expanded opportunities for youth programming at the center.

I believe that expanding the center and increasing access to affordable housing in our neighborhood truly strengthens our sense of community and connection and will have a resoundingly positive impact.

The triangle intersection has always been tricky for traffic, bikes and pedestrians crossing, so I hope that the will plans include a traffic light, better signage or other traffic safety measures.

While the construction of the project could cause some short-term pain for all of us in the neighborhood, it's a promising vision for the future of our neighborhood, and I'm excited to see it move forward!

Candy Phelps

3821 Margaret St.

CODY SORLIE THEIS 4/5/25 9:42PM

I am really excited to see this project come to life in my neighborhood. We have lived in Eastmorland for a little over a decade. It is a great place to raise our kids. We love the community. The Eastmorland Community Center gives a lot to community members. My family has attended free Thanksgiving meals, Boy Scout meetings, community gatherings, and they have even provided after school meeting space for teacher/parent gatherings that are not permitted at Whitehorse. They need a better space to continue to do this work and people need places to live. Win win.

HOLLYCHO 4/6/25 6:47PM

My family lives on Ring St., just blocks from the ECC location. We moved to the neighborhood three years ago, and welcomed a son a year after that. I am excited to have the new community center so close by us, where we can take our son to art classes, celebrate birthdays, and play with neighborhood kids. In a time when our communities are becoming more and more fragmented by technology and isolation, we need to embrace projects like this one that can bring people together. I am so glad that my son will get to grow up with the ECC nearby as a resource and a model for what a community should be!

ANDREA FRESEN 4/7/25 4:07PM

My family lives in Eastmorland on Anchor Dr. We're really excited about the new community center and additional housing in our neighborhood. We are lucky to live in a neighborhood where we have easy access to public transit, bike trails, affordable groceries, library, schools, pharmacies, playgrounds and more! It makes a ton of sense to increase affordable housing in this neighborhood and we fully support adding height to make more housing available.

LEAH SCHEIDE 4/7/25 4:51PM

My name is Leah, and our family lives on Clover Lane. We fully support the proposed development of the Triangle to rebuild the ECC and add workforce housing. It has been wonderful to see how much community building has taken place in the current ECC, so I can't wait to see what could be done with a new facility! In addition to the added housing directly supporting the development project, it would be lovely to add new options for housing beyond single-family homes. Home ownership should not be a barrier to joining our wonderful neighborhood. Right-sized developments like this minimize impact on nearby residents, and bringing more folks to the area will help support our local businesses.

MICHELLE G 4/7/25 5:37PM

As a resident of Tulane Avenue, I strongly support the plans to improve the community center and develop affordable housing.

I would use the community spaces for hosting events and would be interested in attending other offerings.

Affordable housing is crucial to ensure Madison is an equitable city. The location for affordable housing is ideal, given the access to bus lines, bike routes, grocery, and more.

ANDY DAVEY 4/7/25 6:54PM

Our family lives a few blocks away on Royster Oaks Drive and we are in strong support of this project. Madison needs more housing in every neighborhood to welcome people who want to live and work in our city and make sure everyone can afford a roof over their heads. The Eastmorland Community Center is a wonderful gathering place for our family and many other families we know in the neighborhood and will only be better with the new version. Thanks to everyone who's dedicated time, effort, and resources to crafting the plan and vision.

NAOMI TAKAHASHI 4/7/25 7:50PM

My name is Naomi, and I live with my family on Margaret Street. We have been living in this community for 6 years now. As a close community neighbor and someone who utilizes Kindling Community Arts for activities on a weekly basis for my children, I would like to voice our full excitement and support for the plans for the

Eastmorland Community Center!

I wholeheartedly echo the sentiments expressed by others in this thread, but I want to emphasize my unwavering support for the affordable housing initiatives that will profoundly benefit not only the broader Madison community but also our own local neighborhood. We are facing a severe housing crisis both locally and nationally, and it is clear that this situation is not going to improve but rather worsen for everyone. Tragically, those who will bear the brunt of this crisis are the historically marginalized groups in our country.

Affordable housing is not just a necessity; it is a lifeline for many families struggling to make ends meet. By supporting these initiatives, we are taking a crucial step towards ensuring that everyone, regardless of their background, has access to safe and stable housing. This is an opportunity for us to stand together as a community and make a tangible difference in the lives of our neighbors.

Research from Stanford University underscores the importance of addressing the emotional and racial biases that often hinder support for affordable housing. By confronting these biases head-on and advancing this plan to build housing units in our community, we can foster a more inclusive and supportive environment for all residents.

Let us champion these affordable housing developments with passion and conviction, knowing that we are contributing to a brighter, more equitable future for our community and beyond.

[Stanford University School of Engineering Annals of the American Academy of Political and Social Science](#)

ELIZABETH COLIANNI GEIGLER 4/7/25 9:03PM

My name is Elizabeth and myself and my family live just less than two blocks from the Eastmorland Community Center. Like others have mentioned, we love to gather and create in the space that already exists. And I can only imagine the possibilities that an updated and improved community center could bring ! Between bringing community members together, increasing and improving the spaces that adults and kids alike could utilize, create, and grow in- both individually and as a community- I have nothing but immense support and excitement at the thought of the possibilities.

And that's without even the mention of how significant and important the addition of housing will be. The housing that is planned to be added will create the much needed opportunity to invite others into our neighborhood who otherwise may not have the opportunity to enjoy all that this beautiful and accessible area has to offer. Near the bus line, bike path, Woodmans, schools, libraries- such amazing resources and opportunities that everyone deserves access to.

My family stands in support of the entirety of this project and we are excited for the possibilities it will bring for not only ourselves, but so many!

SHEENA AND JON BUERGER AND FAMILY

4/8/25 5:21AM

We are Sheena and Jon Buerger. We live on Margaret Street along with our two young children and our affectionate golden retriever. We have absolutely loved living in Eastmorland since we purchased our first home here in 2019. With the dramatic increase in the cost of housing in recent years, Jon and I are acutely aware that if we had begun our housing search just a short time later, we may not have been able to afford to live, play, and build lifelong friendships in this amazing neighborhood. We are in full and enthusiastic support of the planned redevelopment of the triangle and the inclusion of 24 housing units in this project - both as an opportunity to welcome new neighbor friends and their contributions to our Eastmorland Community and as a mutually beneficial partnership that will support the long term sustainability of the Eastmorland Community Center.

The immensely positive impact of social connection on our individual and collective well being cannot be overstated. Eastmorland is a truly special place full of wonderful friendly neighbors of all ages who are eager to connect and share. Humans need each other, and we need places where we can gather. The EMCC offers an invaluable communal space where neighbors can play, rest, envision, co-create, collaborate and contribute - both in ways that are already happening and in countless ways that we have not yet imagined. We are so excited for the possibilities!

Our family is in enthusiastic support of this project - both the EMCC and the adjacent housing. We are so grateful to all of those who are bringing this project to fruition. Along with our children, we are thrilled to share in both the responsibility and the rewards of the Eastmorland Community Center for many years to come!

KAITLIN ESCHE-LYON 4/8/25 4:24PM

Hi, my name is Kaitlin I live on Tulane with my partner. We moved into our home in 2020 and understand the importance of affordable housing in this area. We wouldn't be able to afford our home if we bought it today. We love our neighbors and the community in Eastmorland.

We are in full support of the community center and the programming it will offer. As an artist having a neighborhood space to share, create, and teach art is exciting! A place to gather and connect with fellow neighbors is a perfect fit.

LAURA JOHNSON 4/8/25 4:46PM

My family moved from the Wil-Mar neighborhood to Eastmorland in 2020 and, to echo what so many others have said, we are incredibly grateful to live in this wonderful neighborhood. We have met lifelong friends and neighbors here and love all that it has to offer the bike path, playgrounds, Garver Feed Mill, Pinney library, Olbrich gardens/park, Lansing Food Forest, and, of course, the sweet space of ECC! We wholeheartedly support (with enthusiasm and our finances) the ECC expansion project and are excited to welcome more neighbors to the community through the workforce housing, which Madison desperately needs. We look forward to continuing to support the staff, board, and volunteers of the ECC

project development in the months to come.

REBECCA L 4/8/25 5:34PM

My family lives on Dawes St. Like many who have posted, I may not be able to afford living in this neighborhood if I had to buy a house here in 2025– and we only bought a house three years ago. I'm so excited for the benefits of a community center and workforce housing. I want to have community events, free community food and meals, and small businesses in our area! And I want to be able to say to a teacher, hairdresser, or barista, "hey, you should move to Eastmorland!" And there actually be housing they can afford. Our neighborhood has to change to be inclusive and vibrant and I'm so glad to see ECC working on changing our neighborhood for the better. I'm excited to vocally and financially support the ECC in their redevelopment.

DAVE SCHWAB 4/8/25 10:39PM

Our family lives on Anchor Drive a few blocks from the Eastmorland Community Center. Our son went to daycare there for a year at El Jardin Infantil and now we enjoy stopping in to make arts and crafts. We have also taken part in community gatherings and workshops there. It's a great space for the neighborhood and we're excited to see it grow. We also recognize the urgent need for affordable housing as the cost of housing has climbed every year. We're fortunate that the ECC has a plan that will help with Madison's housing crisis while building community connections in our neighborhood.

SAMMY AZUMA 4/8/25 11:21PM

Hi all, My name is Sammy and I live on Clover. I work as a social worker supporting low income older adults in Madison/Monona and I love supporting community! I also am very passionate about creating ease of access to community resources. I would love to work with others to see how we can best support those in our community who need help but don't quite know what to do or where to go. I thought I would be able to attend the 4/8 meeting but unfortunately I am not able to. I am hoping to attend future meetings to offer my help!

KATE MCCOOL 4/9/25 3:43PM

I think this would be a great asset to the neighborhood.

PENNY MAJORS 5/13/25 1:23AM

I worked in Madison for 30 years and moved to Eastmorland in February 2020. The Eastmorland Community Center "triangle" is a half block from my house. Since I need to practice covid care, I spend limited time indoors with others. So, my view of this project comes from the outside looking in, not as a past or current user of the space. And from this perspective, the view is deeply moving.

Here is a non-profit organization building middle-income housing so rents will be lower than

the market rate. They are also building a community center which will be used by many groups whose activities don't work in a library or at Garver – think Scouts, theatre groups, Al Anon, nutrition programs, and Common Grace Church.

The demolition and construction will be challenging for closer neighbors like us. But I'm keeping my eye on the vision of the ECC. I recently talked with neighbors I hadn't met before, and they described getting teary thinking about the generosity of the ECC in taking on this project. Focusing on that vision and generosity, it's as if the neighborhood is receiving a huge, beautiful "planting" and we are now asked to grow with it. For that, the only response that wells up in me is: Thank You ECC!

JENNICA SKOUG 6/25/25

My family and I are enthusiastic supporters of the Eastmorland Community Center and planned housing development on "the triangle." We lived on Lansing Street until very recently, and, even after moving to a nearby neighborhood, are frequent visitors to ECC. My daughter attended El Jardin Preschool in 2021-22, and has loved the Kindling Community Art classes offered this year. My mother-in-law has made friends and spent valued social time at the Third Space with them. Sometimes we just pop in to say 'hi' after picking up my eldest daughter from Schenk elementary. I believe there are so many opportunities for connections like the ones we have made, especially with a functional, well-thought-out building to help bring people together.

The workforce housing development is a smart, effective way to not only support the community center financially, but also to provide much-needed rental properties -- specifically affordable, well-maintained rentals -- to the neighborhood. At our home on Lansing St, our neighbors were a mix of renters and home owners. Some renters had lived in their home for decades, and all were kind, active members of the neighborhood. During our eight years there, we met numerous people looking to rent in the area that could not find or afford a space. One of my best friends on Lansing St - also a renter - had recurring concerns that her rent would be raised beyond her means and she would no longer be able to afford her home. Home buying was financially unattainable, and other rentals were scarce. My own family left the neighborhood, regretfully, because we needed a home that would accommodate our growing intergenerational family. We need homes to fit a wide range of income levels, family structures, and needs. The 26 units of workforce housing planned for "the triangle" will be a beautiful and bold step toward this goal.