

From: [Charles Gervasi](#)
To: [Plan Commission Comments](#)
Cc: [Melinda Gustafson Gervasi](#)
Subject: Support Rezoning for More Housing Construction
Date: Monday, June 10, 2024 1:52:41 PM

You don't often get email from charlesjgervasi@gmail.com. [Learn why this is important](#)

Caution: This email was sent from an external source. Avoid unknown links and attachments.

I am writing to ask the Plan Commission to support the proposals for rezoning to allow more housing creation. Madison is growing with many new good jobs. Our biggest problem is not enough housing, which manifests in housing being expensive because demand exceeds supply. If we continue growing, our only choice is to build more housing or develop more of the surrounding farmland and have people commute in. There is value, though, to being in Madison and near its amenities.

I cannot go to the meeting tonight, but I urge the Commission to support the development of more housing, especially Agenda Item #24, which is nearest to my home. I have lived on Whitney Way for 14 years and am happy to see Whitney Way slowly being transformed from a road into an urban street. I also ask the Commission to support Items #8, #10, and #13. We need more housing in all areas of the city.

Respectfully Yours,

Charles J Gervasi

From: [Bill Connors](#)
To: [Plan Commission Comments](#)
Cc: [Duncan, John](#); [Field, Derek](#); [John Guequierre](#)
Subject: Smart Growth's Comments re Item 12-15 on June 10 Agenda
Date: Monday, June 10, 2024 1:50:50 PM

You don't often get email from bill@smartgrowthgreatermadison.org. [Learn why this is important](#)

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Chair Zellers and Plan Commissioners:

I am writing to you to provide Smart Growth Greater Madison's comments regarding the various items related to the proposed redevelopment project at 506-518 E Wilson St and 134-150 S Blair St, which are items 12-15 on the agenda for this evening's meeting (Legistar 81923, 82903, 81925 and 81945).

As the staff report notes, the Urban Design Commission was charged with providing advice to the Plan Commission regarding whether the design of this project meets applicable specific design standards in the Madison General Ordinances.

If the advice of the UDC includes any recommendations that are not based on the applicable specific design standards, Smart Growth urges you to disregard them. Unfortunately, I was not able to find the UDC's report online to see if it indicates how each of UDC's recommendations to the Plan Commission are tied to applicable specific design standards. The minutes of the May 29 UDC meeting are not yet posted in Legistar.

The staff report notes that the UDC has requested and staff recommends that the Plan Commission condition approval of this project on sending it back to the UDC for the UDC to determine if the next iteration of the design team's plans comply with the recommendations made by the UDC at its previous meeting. Please be aware that the Plan Commission is not required to follow this request and recommendation.

Instead, the Plan Commission could--

- Decide that the applicable standards have been met by the design team's plans without meeting the recommendations of the UDC;
- Decide that some or all of the UDC's recommendations are based on applicable specific design standards and are well-founded, and direct city staff to determine whether the next iteration of the design team's plans meet the identified design issues.

Frequently sending projects back to the UDC for the UDC to determine whether the project has complied with the UDC's recommendations to the Plan Commission adds costs that almost always are passed on to renters in the form of higher rents. Furthermore, the practice of sending projects back to the UDC for final approval is inconsistent with the applicable provisions of the MGO, which state that the UDC is supposed to give advice to the Plan

Commission rather than be the final approving body. Where the UDC is providing advice to the Plan Commission rather than an approving body, Smart Growth urges the Plan Commission not to send projects back to the UDC for final action except in unusual circumstances.

Thank you for your consideration.

Bill Connors
Executive Director
Smart Growth Greater Madison, Inc.
608-228-5995 (mobile)
www.smartgrowthgreatermadison.org

25 W Main St - 5th Floor, Suite 33
Madison, WI 53703

From: [Rick Coelho](#)
To: [Plan Commission Comments](#)
Subject: Plan Commission: 6/10/2024
Date: Monday, June 10, 2024 1:11:45 PM

[You don't often get email from rickcoelho@mac.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Caution: This email was sent from an external source. Avoid unknown links and attachments.

I would like to register the following public comments on agenda items on tonight's Plan Commission agenda. I am a city of Madison resident residing at 1422 East Dayton Street, #20.

Agenda Item #24: I support this development. As someone whose plans for the future are quite literally on hold as a result of the cities housing crisis, placing too much emphasis on the relatively minor complaints of a few well-funded current economic winners casts the values of this city into question. We are facing a crisis and an all of the above approach is necessary to avoid Madison becoming San Francisco or New York when it comes to housing injustice and inequality.

People are coming. The only question is what this city will look like after they arrive.

Agenda Item#10 & #13: I am in support of both these developments that will bring additional housing online while also hitting other city goals of density and walk ability.

Thank you for your time and consideration of public input.

Rick Coelho

Cell: 603-978-5775



June 10, 2024

To: City of Madison Plan Commission

Re: Commission Meeting on June 10, 2024
Agenda Items 12-15: 134, 140, 148, 150 S Blair St/506, 508, 510, 514, 516, 518, 522 E
Wilson St

To the Members of the Plan Commission,

The Madison Trust for Historic Preservation would like to provide the Commission with its comments regarding the proposed redevelopment of the area bounded by East Wilson Street and South Blair Street near the current Essen Haus building.

The Madison Trust wholeheartedly supports projects that meet the City's goals for economic development and much needed new housing while also preserving those aspects of the physical City that make it special. Developing the large surface parking lot in this area as this proposal does is certainly a win for the community. We appreciate the work that has gone into the current plan, including the preservation of two early twentieth century facades and the Hotel Ruby Marie, the most historically significant structure on the block. After some 20 years of failed proposals, this proposal is an improvement, and we appreciate that the new buildings are designed so that their scale and appearance are compatible with the buildings that were there in the past.

Overall, the project is sensitive to preserving the best of the past and providing new housing in a way that's compatible with the look and feel of our historic neighborhoods.

Thank you for the opportunity to comment and we look forward to working with the Commission and City staff on this and other important projects.

Sincerely,

Richard Chandler

Richard Chandler
President
Madison Trust for Historic Preservation

From: [Marina Bolotnikova](#)
To: [Plan Commission Comments](#)
Cc: [Rummel, Marsha](#)
Subject: Support for apt building on S Blair St
Date: Monday, June 10, 2024 9:00:40 AM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Hi there,

I'm a resident of Madison's 6th district and am writing to express my strong support for the eight-story, 178-unit apartment building proposed for S Blair St on the agenda for today's plan commission meeting, as well as the demolition of existing commercial buildings and any zoning changes required to get the apartment building built.

I also strongly support the other agenda items related to the construction of new apartment buildings - #s 19-22 and #s 23-26. Current and future residents of my district and of Madison as a whole would benefit greatly from the relief in housing costs that will come from increased housing supply. Thank you!

Marina Bolotnikova

--

Marina Bolotnikova • marinabolotnikova.com
@mbolotnikova
U.S. Central Time (NYC -1)