

**From:** [Megan Ross](#)  
**To:** [All Alders](#)  
**Cc:** [Planning](#); [communitydevelopment@cityofmadison.com](mailto:communitydevelopment@cityofmadison.com); [Ochowicz, William](#); [Field, Derek](#); [Verveer, Michael](#); [Figueroa Cole, Yannette](#); [Glenn, Carmella](#)  
**Subject:** Public Comment – Item 10 (August 5, 2025 Council Meeting)  
**Date:** Friday, August 1, 2025 4:25:52 PM

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To the Madison Common Council,

I'm writing regarding **Item 10**: the proposed zoning change at **3565 Tulane Avenue**. I urge you to approve this change **only if it includes binding, enforceable long-term affordability** for the proposed residential units. As a resident of District 3, I live near this site and care deeply about what gets built here.

The development (led by Common Grace, LLC in partnership with Threshold Sacred Development) has been promoted as “**workforce housing**.” But without **deed restrictions or a regulatory agreement**, this is market-rate housing with aspirational branding. “Workforce housing” is not a protected category, and the current proposal includes **no affordability guarantees. Partnerships rooted in shared values work best when they're supported by transparent, enforceable agreements.**

**By design, Planned Development (PD) zoning is an exception to the city's zoning code. That exception must serve a clear and enforceable public benefit.** Flexibility cannot come at the expense of long-term equity.

Our Housing Forward initiative calls for 3,750 new long-term affordable units by 2030. Projects like this one must contribute meaningfully to that goal.

As conditions of approval, I urge the Council to require:

1.

**Binding affordability** for at least **30–50% of units at or below 60% AMI**, with affordability preserved for **40 years or more**

2.

**A public-facing affordability and equity plan** detailing income targets, tenant selection, and consistency with city racial equity goals

3.

**Clear mitigation strategies** for traffic, parking, and neighborhood access, especially given anticipated staff commuting

4.

**Ongoing public monitoring** to ensure long-term follow-through

This is an opportunity to demonstrate that **PD zoning can deliver public value**, not just development flexibility. Please make sure this project moves us toward **housing equity, not just new construction.**

Sincerely,  
Megan Ross  
Madison resident