

**From:** [Lia Vellardita](#)  
**To:** [Plan Commission Comments](#)  
**Cc:** [Matthew Krueger](#)  
**Subject:** PC April 12 meeting: comments opposing CUP for 720 E Dayton St  
**Date:** Monday, April 12, 2021 2:22:43 PM

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To the plan commission:

*(Please note that I have registered to give these comments during the public meeting but I wanted to send them in case I have technical issues and am unable to speak.)*

My name is Lia Vellardita and my family lives at 816 E Dayton St.

Thank you for allowing me to provide comments on behalf of myself and my family on the CUP for the proposed parking lot at 720 E Dayton St.

As longtime residents of this neighborhood, we strongly oppose the CUP for the following reasons:

First, and foremost, in looking at a lot that is zoned residential the most fundamental planning question arises: is a surface lot of 22 parking spaces the highest and best use of this land?

I understand the staff report supports approval of the CUP for this space. And while on paper this proposal satisfies certain requirements and through that lens this looks to be fine, I ask the Planning Commission to consider the much longer term vision and effects approving this CUP would have and to think about the bigger picture.

At a time when housing—especially affordable housing—is in high demand and difficult to come by, and when the city is considering higher density in the neighborhoods adjacent to downtown, a surface lot for a handful of cars seems a waste of valuable space.

Furthermore, this lot encourages an increase in vehicle traffic in an already congested residential area not far from parks, a school, a bike boulevard, and many families with young children. We understand density is increasing, and with it the number of cars. The issue with balancing density and vehicular traffic with safety is further challenged if this CUP is allowed.

Second, when flooding in this area continues to be a deep concern and a real problem, a surface lot with a tiny amount of porous space seems like a step backward in planning and flooding mitigation. Indeed, it feels ill-planned if planned at all.

Third, Veritas Village has admitted that each unit already has an allotted parking space in the underground lot.

These are merely extra spaces Veritas Village is offering.

Again, considering already this area is premium land and the developer has already satisfied parking requirements, what kind of precedent does this set for future developers?

Finally, Veritas Village/T. Wall Enterprises has been one of the least transparent and forthcoming developers in this area and this neighborhood has interacted with many over the past several years. The entire process has left neighbors feeling a lack of trust in this developer's actions, and it is apparent that the safety, security, and wellbeing of the neighborhood is not important in this developer's considerations. For the duration that Veritas Village added parking stalls in the space, the lot has sat in a rough-shod shape. Half the lot doesn't even have bumper guards or any other kind of barrier between it and the house next to it. The lack of care, planning, and neighbor input leave us feeling that Veritas Village/T. Wall Enterprises have been poor stewards in their actions, driven only by the profit they can make.

In closing, we strongly oppose this lot gaining a conditional use permit. We encourage more vision and planning to be put into this space and to consider not only the neighborhood that must live with the consequences but the future of this entire area.

Sincerely,

Lia Vellardita  
816 E. Dayton St.

**From:** [Sydney Jensen](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** City Plan Commission Meeting, Agenda Item #12  
**Date:** Monday, April 12, 2021 2:22:01 PM

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Hello,

I would like to voice my opinion on improving and keeping the parking lot at 720 Dayton St. I fully and strongly support keeping the parking lot available to residents at Veritas Village. I have been using the parking lot since I have started living there. There are no more available spots in their underground parking lot, and street parking is extremely limited. As a new resident of Wisconsin, I am also not familiar with the area or parking options.

If this parking lot was taken away as an option, I would be struggling to find parking every day. I also work at the hospital 6:30am-3pm, so I would not be able to use the street parking without being worried about getting ticketed.

I also advocate for the improvement of the parking lot. Large, unavoidable puddles form every time it rains, and the sandy material turns into mud. This dirt and grime could even be damaging my car.

I hope that you approve this agenda item, for denying it would negatively affect me and my family, as well as many other residents at Veritas Village.

Thank you,  
Sydney Jensen  
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**From:** [Gregg May](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Opposition to T. Wall Enterprises Mgt, LLC conditional use permit request, file #64362  
**Date:** Monday, April 12, 2021 12:25:27 PM

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Hi Plan Commission,

I am writing in opposition to the conditional use permit to use 720 E. Dayton as a non-accessory parking lot. The City of Madison currently faces a housing deficit and the City's comprehensive plan is expecting our population to continue to grow for decades. We need to be supporting infill development throughout the city, but especially in downtown neighborhoods that are transit-rich with access to many amenities. To continue to use this valuable parcel as a parking lot is the lowest possible land use for such a space. The future land use map has this site listed as low-medium residential and we should be pursuing this higher, better use for the lot. As a neighbor who can see this space out my window, I hope one day that it can be developed into housing so that more people can live in downtown Madison. Please consider actions that will help turn this parking lot into housing so that we can build a better, more sustainable Madison.

Thanks,  
Gregg May

123 N. Blount Street #606  
Madison, WI 53703

**From:** [Luke Moran](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Veritas Village Conditional Use Permit  
**Date:** Monday, April 12, 2021 12:27:15 PM

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Hello,

I am writing to express support of the conditional use permit request made by Veritas Village (T. Wall Enterprises) to retain use of their surface parking lot along E Dayton St. When searching for an apartment in downtown Madison, I was exclusively looking at locations that offered parking on site, as street parking can be a hassle. On any given night, E. Dayton St. is strewn with cars and one could find themselves parking blocks away from home, especially in the winter when nightly parking is restricted to one side of the roadway. Denying this conditional use permit will introduce more vehicles to an already crowded street, to the dismay of residents in the area.

I view the City's attempt to develop this surface lot as simply another cash grab, be it through residential taxes or even extra revenue from parking tickets (because those will surely increase as parking demand will exceed the availability). It's ironic that the City is concerned about this lot when they won't even salt/plow the road in the winter until days after snowfall.

In conclusion, please do not disrupt the flow of this neighborhood by denying the conditional use permit for Veritas Village

Sincerely,  
Luke Moran

**From:** [Ross Borchardt](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** support for T. Wall Enterprises Mgt, LLC conditional use permit request, file #64362  
**Date:** Monday, April 12, 2021 10:05:53 AM

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City of Madison,  
I support T. Wall Enterprises Mgt, LLC conditional use permit request, file #64362. As an address that does not qualify for a public street parking permit, without the continued use of the parking lot I will have no place to park a vehicle at my residence.

Thanks,  
Ross Borchardt

**From:** [Samantha Flora](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Veritas Village Surface Lot  
**Date:** Friday, April 9, 2021 7:07:48 PM

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Hello,

My name is Sam and I'm a resident at Veritas Village. I'm writing to implore you to please consider granting the application to pave our surface lot. Myself, along with many other residents, rely on this parking lot as a safe place to store our cars and would be substantially hindered should that option be removed from our living situation.

I appreciate your consideration and I hope to hear a positive verdict within the next few days.

Thanks so much!!!

Sam