

From: [Beth Hein](#)
To: [Plan Commission Comments](#)
Subject: 3565 Tulane Ave. / Eastmorland Community Center and Housing
Date: Monday, July 21, 2025 11:54:29 AM

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Hello,

I am writing to express my family's strong and enthusiastic support for the Eastmorland Community Center redevelopment and housing project at 3565 Tulane Avenue in Madison. Madison faces a significant housing shortage, with a current deficit of over 64,000 units (1). The city's population is projected to grow by more than 18,000 people by 2030, requiring at least 15,000 new homes—3,750 of which must be affordable (2).

Meanwhile, the median rent has risen to \$1,451, while the median income remains just \$39,265, leaving many workers priced out of the market (1).

This project directly addresses these challenges by providing workforce housing alongside a revitalized community center. It's a smart, community-driven solution that supports both housing stability and neighborhood vitality.

The Eastmorland Community Center has long been a hub in our community, and we are particularly impressed at the intentional level of community involvement -- including meetings and interviews -- to ensure the design aligns with community member priorities and values.

We give our full support to this thoughtful design and urge the City of Madison and all stakeholders to support this essential initiative.

Sincerely,

Grant and Elizabeth (Beth) Hedges
3714 Tulane Ave, Madison, WI 53714

Citations

1. Madison Housing Market: Workforce & Affordability Insights

<https://www.padsplit.com/markets/madison-wi>

2. City of Madison Housing Tracker

<https://www.cityofmadison.com/dpced/community-development/housing/housing-tracker>

From: [penny majors](#)
To: [Plan Commission Comments](#)
Subject: 3565 Tulane Ave. / Eastmorland Community Center and Housing
Date: Monday, July 21, 2025 8:38:06 AM

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From:
Penny Majors
3638 Tulane Ave. Madison, WI 53714

July 19, 2025

To: Plan Commission, City of Madison,

When I moved to the Eastmorland neighborhood from rural Dane County in 2019, it was after searching for an affordable home for many months, and walking through 40 houses, all over the city. We settled on this neighborhood because it offered affordability and proximity to neighborhood resources. It may not be the only neighborhood in Madison that offers this, but it is one of the few where nearly every home is within walking distance of a grocery store, library, pharmacy, community center, post office, schools, parks, auto repair shops, restaurants, and the lake -- all connected by sidewalks. The configuration of this neighborhood encourages a sense of community among neighbors.

Because of the connections in this neighborhood cultivated over decades, there is strong support here for the proposal by the Eastmorland Community Center and Common Grace Church to construct a new community center building and establish middle-income housing at the same time. Eastmorland is a neighborhood with growing diversity where single people, families and older adults live next to each other and support each other. Connections will continue to blossom in the new space designed specifically with this neighboring community in mind.

The middle-income housing component will allow more people of moderate means to become part of the neighborhood. I'm excited about this. The proposed medium-sized apartment building is in alignment with the small footprint housing that was established here in the 1940's and 50's. The proposed apartment building with middle-income rents will generate neighborly connections the same way other rentals in the neighborhood already do.

It is with deep appreciation for the groundwork already done that I offer my enthusiastic support for the proposal to construct a new Eastmorland Community Center building with nearby workforce housing.

Thank you to the Planning Commission for considering this creative, thoughtful, and generous proposal.