

**From:** [Ali2883123@gmail.com](mailto:Ali2883123@gmail.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Student housing  
**Date:** Tuesday, June 27, 2023 3:57:29 PM

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**Recipient:** All Alders

**Name:** Ali Alalawi  
**Address:** 344 W Dayton St, Apt 407, Madison, WI 53703  
**Email:** [Ali2883123@gmail.com](mailto:Ali2883123@gmail.com)

**Would you like us to contact you?** Yes, by email

**Message:**

Hi,  
I heard about the rejection of the luxury apartments project.  
I'm generally against the demolition of affordable housing to construct more expensive one,  
but we only have 140 beds.  
I'm in favor of the project if there are at least 200 affordable beds.

Thanks,  
Ali

**From:** [reporting@cityofmadison.com](mailto:reporting@cityofmadison.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] housing  
**Date:** Tuesday, June 27, 2023 12:52:12 PM

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**Recipient:** All Alders

**Name:** doesnt matter

**Address:** 111 S Basset St, Madison, Wi 53703

**Would you like us to contact you?** No, do not contact me

**Message:**

I am a UW student and I opposed the recent plan to build luxury housing. There is no solution to affordable housing without addressing landlords' profit/warehousing. My apartment hasn't been updated in a long time and the rent is still increasing even though there are many new units in the surrounding area. New luxury developments that are unaffordable to the majority of students/people with low-income has not and will continue to not change that. Don't displace the few cheap options available downtown and encourage dense, affordable housing and not luxury apartments.

**From:** [Emmaashton527@gmail.com](mailto:Emmaashton527@gmail.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Rejected luxury housing  
**Date:** Tuesday, June 27, 2023 1:30:14 AM

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**Recipient:** All Alders

**Name:** Emma Ashton  
**Address:** 916 Vilas Ave, Madison, Wi 53715  
**Phone:** 843-295-2614  
**Email:** [Emmaashton527@gmail.com](mailto:Emmaashton527@gmail.com)

**Would you like us to contact you?** Yes, by email

**Message:**

I would like to thank everyone who voted against this ridiculous luxury apartment proposal. As a low income student it is a huge struggle to find a place to live. So much of the housing is already insanely expensive and not at all possible for me to afford, and adding more of that while demolishing affordable housing hurts so many. If another similar proposal come up I would strongly encourage you to listen to the people it would hurt and not allow it to pass. We need to build more affordable housing not less!

**From:** [chloeb55@gmail.com](mailto:chloeb55@gmail.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Affordable Student Housing  
**Date:** Tuesday, June 27, 2023 6:02:24 PM

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**Recipient:** All Alders

**Name:** Chloe Bernards  
**Address:** 20 Lathrop St., Madison, WI 53726  
**Phone:** 608-957-1297  
**Email:** [chloeb55@gmail.com](mailto:chloeb55@gmail.com)

**Would you like us to contact you?** Yes, by email

**Message:**

Hi all,

My name is Chloe Bernards, a current UW student. I just wanted to voice my concern for affordable housing in Madison, especially for college students. As a current student, there is a bunch of pressures and demands in my life. I am financially independent and do not have the ability to make 2,000 a month simply for living arrangements on top of paying for tuition. There must be affordable housing near and around UW-Madison for students and community members.

To the Alders that voted against the luxury apartment, thank you. Myself and other friends are struggling to stay in school with the threat of housing becoming out of reach. Madison does not need more luxury apartments. We need equitable and just housing rights for everyone.

Please consider adapting to more affordable student housing options instead of more luxury apartments.

Thank you.

**From:** [reporting@cityofmadison.com](mailto:reporting@cityofmadison.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Madison Student housing  
**Date:** Tuesday, June 27, 2023 8:58:03 PM

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**Recipient:** All Alders

**Name:** Maeve Boler  
**Address:** 120 Langdon St, Madison , WI 53703  
**Phone:** 651-403-9005

**Would you like us to contact you?** Yes, by phone  
**Best time to call:** after 5pm on weekdays

**Message:**

Please give students at UW affordable housing. Not only is it so hard to find a place to live so many places are so expensive to live at. For me, places like The James or The Hub were never even on the table because I wouldn't be able to afford it. Owing to these high prices the search for housing becomes longer and harder. Additionally, students like me are pushed further off campus. We need more affordable housing on campus, not fancy hotel living, students don't need rooftop hot tubs, we need rent we can afford. I work all summer full time and part time in the winter while being a full time student and still couldn't afford the rent some places ask for.

**From:** [reporting@cityofmadison.com](mailto:reporting@cityofmadison.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Affordable housing vote  
**Date:** Tuesday, June 27, 2023 12:07:36 PM

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**Recipient:** All Alders

**Name:** Meera Bradley

**Address:** 616 N Carrol St, Madison, WI 53706

**Would you like us to contact you?** No, do not contact me

**Message:**

I heard that there has recently been some debate over whether to demolish some affordable housing and replace it with luxury housing downtown. I wanted to express my opinion as a student that affordable housing is in short supply and very valuable. In my experience, luxury apartments downtown are very expensive but don't have much more space than similar affordable housing downtown.

**From:** [reporting@cityofmadison.com](mailto:reporting@cityofmadison.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Keeping UW Madison Student Housing Affordable  
**Date:** Tuesday, June 27, 2023 8:01:54 AM

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**Recipient:** All Alders

**Name:** Bobbi Burgess

**Address:** 2316 Park Drive , LaCrosse, WI 54727

**Would you like us to contact you?** No, do not contact me

**Message:**

Madison student housing is OUTRAGEOUSLY expensive. I know many people who specifically chose not to attend UW-Madison for college and chose places such as UWEC or UW-LaCrosse, because of the very high housing cost, and the smaller cities had more affordable options for housing, as the tuition was relatively similar in cost. I am a UW medical student now living in LaCrosse for rotations, but when I was in undergrad at UW-Madison from 2018-2021, my rent was 600 including parking, for a very small house shared with 3 other girls. This was the top of my budget, but was considered a "steal" a few years ago, and is completely unobtainable now. I come from a family of hard-working blue collar folks in northern Wisconsin, and this 600 price tag was something we could barely afford. The way the prices in Madison are increasing for housing are pushing away a lot of small-town Wisconsin kids like myself from attending an amazing school. We just don't have the money to pay for these new prices. In the now 6 years I have/had lived in Madison I've seen numerous old houses and businesses get torn down to make way for new "luxury" apartments, frankly catering to people with money ie- people from the coast and large cities. As an unemployed Medical student, I simply cannot afford to live in Madison anymore. Even a student working during school would not be able to surmount even half of what some "affordable housing" projects list as their rent prices - 900+ per person per month.

Please continue to reject these luxury apartments! No college student needs a pool on the roof, lake views, hot tub on the deck. Etc! This "re-development" of Madison is truly keeping small-town Wisconsin kids from attending UW-Madison because they can't afford the housing that comes with it!

**From:** [sdchurch@wisc.edu](mailto:sdchurch@wisc.edu)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Student Housing  
**Date:** Tuesday, June 27, 2023 9:46:04 AM

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**Recipient:** All Alders

**Name:** Sam Church  
**Address:** 325 S Hamilton St Apt 310, Madison, WI 53703  
**Phone:** 248-345-4936  
**Email:** [sdchurch@wisc.edu](mailto:sdchurch@wisc.edu)

**Would you like us to contact you?** Yes, by email

**Message:**

Hi Alders,

I have been a grad student at UW-Madison for a year now, and I have loved living in Madison. I don't have to own a car, I feel part of the campus, and I feel part of the city as a whole. Yet, with the current state of housing in Madison, I don't know if I will be able to live so close to campus in 2-3 years.

It is essential that affordable student housing is protected. Being a student is hard, and it is even harder when you are no longer able to live close to school. Students that will be able to afford the more expensive housing are already the students that have had financial advantages most of their lives. If student housing isn't given priority, inequity will grow in an area we already know is filled with inequity!

I agree that the availability of housing needs to increase in Madison, but students should not be neglected in that process. The university's students are one of the most important assets to this city, and they will be aware of political actions that make their environment harder.



**From:** [hdahms12@gmail.com](mailto:hdahms12@gmail.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Decision to reject luxury-housing development  
**Date:** Tuesday, June 27, 2023 9:27:06 PM

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**Recipient:** All Alders

**Name:** Hania Dahms  
**Address:** 1216 Spring St, Madison, WI 53715  
**Phone:** 262-408-7338  
**Email:** [hdahms12@gmail.com](mailto:hdahms12@gmail.com)

**Would you like us to contact you?** Yes, by email

**Message:**

I am writing in support of the decision made to reject luxury-housing in favor of preserving existing affordable student housing in Madison. From my understanding, there is a possibility that this decision will be reconsidered, but as a current UW-Madison student who has gone through the leasing process in Madison several times, I am hoping the decision will stand. There is very limited affordable housing for students near campus so maintaining the current affordable options is essential for providing housing for students who are not able to afford luxury amenities. The cost of renting an apartment in Madison already increases every year, so most students and their families can not afford the extra costs of luxury living. The renting process in Madison is also extremely fast-paced and stressful as it is, as more affordable apartments are quickly leased, leaving students without much knowledge about the renting process in housing far from campus or having to pay very high rent closer to campus. Keeping some affordable housing would help students to have more lower cost options that allow them to quickly and safely commute to school on a daily basis.

**From:** [sdegrazia@wisc.edu](mailto:sdegrazia@wisc.edu)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Affordable Housing on Campus  
**Date:** Tuesday, June 27, 2023 11:44:02 AM

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**Recipient:** All Alders

**Name:** Sean DeGrazia

**Address:** 812 E Canterbury Dr, Arlington Heights, IL 60004

**Email:** [sdegrazia@wisc.edu](mailto:sdegrazia@wisc.edu)

**Would you like us to contact you?** Yes, by email

**Message:**

Dear all,

Affordable housing is both essential and dwindling on the campus of the University of Wisconsin-Madison. With the city-wide rent hike that came into effect this year, the average studio apartment cost crept closer to over 1,000/month. Many of my fellow students feel that uneasy about the skyrocketing cost of housing in Madison, and we believe that basic housing needs shouldn't be at an unreasonable price. We love our school and the city of Madison, but we need to be able to afford to live here. Luxury housing options don't belong in the off campus areas of Madison, affordable options do. Furthering your education should not just be for the wealthy, and affordable housing can make that a reality.

Thank you,  
Sean DeGrazia  
Computer Sciences, Class of '24

**From:** [robertdreyer12@gmail.com](mailto:robertdreyer12@gmail.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Luxury Housing/Affordable Housing  
**Date:** Tuesday, June 27, 2023 11:26:58 AM

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**Recipient:** All Alders

**Name:** Robert Dreyer  
**Address:** 408 N Frances St, Madison, WI 53703  
**Email:** robertdreyer12@gmail.com

**Would you like us to contact you?** No, do not contact me

**Message:**

I am responding to an email sent to my student account. There was a luxury building that was rejected by the city council to preserve affordable housing. I would be in favor of the increased luxury housing if adding more beds would effectively decrease rent everywhere because there are more options. But I also know there are students that need affordable housing, and taking out those options for them is ignoring people with different needs.

**From:** [tfiala@wisc.edu](mailto:tfiala@wisc.edu)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Student Housing  
**Date:** Tuesday, June 27, 2023 1:07:29 PM

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**Recipient:** All Alders

**Name:** Tahoe Fiala  
**Address:** 911 E Johnson St, Madison, WI 53703  
**Phone:** 608-422-3319  
**Email:** [tfiala@wisc.edu](mailto:tfiala@wisc.edu)

**Would you like us to contact you?** Yes, by email

**Message:**

Dear Madison City Council,

Please continue to support the affordable student housing in Madison. Students need an affordable place to live, close to campus and this is not served by building luxury apartments. Don't price the students out of their campus.

Thanks,  
Tahoe

**From:** [reporting@cityofmadison.com](mailto:reporting@cityofmadison.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Affordable Student Housing  
**Date:** Tuesday, June 27, 2023 9:01:30 AM

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**Recipient:** All Alders

**Name:** Mary First

**Address:** 2636 Stevens St, Madison, WI 53705

**Would you like us to contact you?** No, do not contact me

**Message:**

Hello,

My name is Mary First and I'm a current medical student at UW Madison. I think it's incredibly important to maintain affordable student housing on and near campus, because the new luxury apartments are starting to take over, and most students either flat out cannot afford them, or go into even more debt trying to live there. I didn't go here for undergrad, but my undergrad college had a similar situation occurring, with new apartment buildings going up and taking over the affordable student housing. It was ridiculous as a student to have to pay more in rent than I made from my job each month, along with having to take out loans for my tuition. It completely devastated my savings. Thankfully I was able to live my parents after graduation to save money, but not every student is so lucky. Most students want to live in a nice place, but not to the detriment of being able to save their money for their future. If Madison continues on its trajectory of putting in new luxury apartments, it's slowly going to segregate its students into those whose families can afford to help their children with rent and those who cannot, and will not be ideal for the community at large at all. If new apartment buildings go up with affordable housing options that INCLUDE student availability many reject if only students are planning to live in the apartment that would also be ideal, and a potential solution to the problem at large.

**From:** [Ejfisher3@wisc.edu](mailto:Ejfisher3@wisc.edu)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Affordable housing for students.  
**Date:** Tuesday, June 27, 2023 1:16:46 PM

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**Recipient:** All Alders

**Name:** Emily Fisher  
**Address:** 107 1/2 State St, Apt 1, Madison, WI 53703  
**Email:** [Ejfisher3@wisc.edu](mailto:Ejfisher3@wisc.edu)

**Would you like us to contact you?** Yes, by email

**Message:**

Hello, I'm a current student living off campus and finding affordable housing off campus has been a nightmare. After finding something I'm living with terrible people and the management of the building is unresponsive and doesn't actually do much. I understand the appeal of luxury apartments. But I'm paying for school out of pocket because loan rates are too high and would further my debt. Most students don't have the luxury of that and have loans but that still doesn't afford the luxury apartments. If the epic and exact sciences employees want luxury apartments they need to go to Verona or elsewhere. As a student going into higher education administration I'm talking with students that can't afford housing on nor off campus and are struggling to commute from cheaper places like Middleton for class. If you want to build new buildings in the campus area please do so with the idea that students are accruing so much debt just to get their degree and to worry about food and housing is even more stressful and will affect their time at college. There's data that shows that students that face housing or food insecurities do worse in classes and are more likely to drop out of college to work just to keep a roof over their head which will affect the college it also the greater community.

**From:** [ShadowRanger@virtual-olympus.com](mailto:ShadowRanger@virtual-olympus.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Affordable student housing vs luxury housing  
**Date:** Tuesday, June 27, 2023 8:10:25 AM

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**Recipient:** All Alders

**Name:** Christopher Gavin  
**Address:** 111 N Mills St, Madison, WI 53715  
**Email:** [ShadowRanger@virtual-olympus.com](mailto:ShadowRanger@virtual-olympus.com)

**Would you like us to contact you?** No, do not contact me

**Message:**

Hello! I am a student who currently goes to the University of Wisconsin-Madison. I would like to thank all the Alders who voted no on building more luxury apartments. As a student, we are constantly pushed into more and more expensive housing with few alternative options that ultimately increase our overall college debt. More luxury housing would only worsen this problem and take away from some of the few options students have for affordable housing. The best thing for most students is cheaper places to live, especially since there is already so many luxury apartments available for students to live in if they do choose. In fact, in my experience, luxury apartments are much easier to rent on campus simply due to them being rented out last after all the affordable housing is quickly rented by late September. Conversely, luxury apartments tend to be available to rent an entire month and a half later than that. This shows that students prioritize affordable housing and your votes are important. Thank you.

**From:** [reporting@cityofmadison.com](mailto:reporting@cityofmadison.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Student Housing Crisis  
**Date:** Tuesday, June 27, 2023 9:49:34 AM

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**Recipient:** All Alders

**Name:** Kendra Gillett

**Address:** 1805 University Ave, Apt 2, Madison, WI 53726

**Would you like us to contact you?** No, do not contact me

**Message:**

I am a current senior at UW Madison. The housing situation in Madison is appalling. The prices are outrageous, the affordable buildings are old and in need of constant repairs, the affordable apartments' "amenities" include coin operated washers and dryers, and when I have told other Wisconsinites who don't reside in Madison the 30% price increase across the board, their immediate response is "how do the students afford that?" The answer is we don't. We are forced to take out loans that have a high interest rate, rely on our parents or scholarships which can't always be relied on, or work more hours while already being a full time student. I'm lucky to be a part of our country's military and have my school paid for, but with other expenses like housing, parking, utilities, books, repairs, etc., I'm still working over 20 hours per week while being a full time student, even in the summer, because I've already taken out a loan and I'm not getting my family's financial support. On campus student jobs- that are easy to fit around a class schedule- normally pay a max of 15/per hour, with some lab jobs starting at 10. Students are paying upwards of 1,000 per month to share a downtown room with a small divider, which gives no privacy live in an "affordable" apartment that doesn't have easy access to campus, and so many other problems that we all have faced, unless you're one of the lucky ones to have access to your parents' money. I urge you to consider the thousands of students who need to be housed, not in a luxury apartment they can't afford, but in affordable housing, which we do need more of.



**From:** [Jmhall7@wisc.edu](mailto:Jmhall7@wisc.edu)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Madison apartment affordability  
**Date:** Tuesday, June 27, 2023 11:56:20 AM

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**Recipient:** All Alders

**Name:** Joshua Hall

**Address:** 510 west washington avenue, Madison, Wi 53703

**Email:** [Jmhall7@wisc.edu](mailto:Jmhall7@wisc.edu)

**Would you like us to contact you?** Yes, by email

**Message:**

Do not allow the creation of anymore luxury apartments!

Apartments in Madison are already incredibly pricey or barely affordable with disgusting conditions and a complete lack of amenities. It is only possible for students to live in an apartment through help from their parents or using loans. There are no jobs in the madison area that let a student live in a studio apartment without outside help or working impossible 30+ on top of schooling hours. Roommate living is required if you have to live through your own means. The addition of more luxury apartments would doubtless harm the affordability even more.

Thank you for your time.

**From:** [ahalunen1@gmail.com](mailto:ahalunen1@gmail.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Student Housing in Madison  
**Date:** Tuesday, June 27, 2023 4:22:02 PM

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**Recipient:** All Alders

**Name:** Amelia Halunen  
**Address:** 626 Langdon St., Apt 507, Madison, WI 53703  
**Phone:** 715-808-9336  
**Email:** [ahalunen1@gmail.com](mailto:ahalunen1@gmail.com)

**Would you like us to contact you?** Yes, by email

**Message:**

I am going to be a junior at UW Madison this fall and am reaching out to ask you to reject the luxury-housing development and preserve or restore affordable housing for students. I currently pay over 600 a month to share a windowless room on Langdon street before expenses. They are drastically raising our rent next year. I am struggling financially and am applying for a 3rd job to get by. I need to live close to campus because I have no other form of transportation to get to my classes or jobs. Please START by voting against the luxury-housing development and take steps to bring the housing prices down. Thank you for listening and please fo something to help.

**From:** [Addiehinkie@gmail.com](mailto:Addiehinkie@gmail.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Affordable Housing in Madison Wisconsin  
**Date:** Tuesday, June 27, 2023 9:04:19 PM

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**Recipient:** All Alders

**Name:** Adeline Hinkie  
**Address:** 1200 observatory drive, Madison, WI 53706  
**Phone:** 612-478-8288  
**Email:** [Addiehinkie@gmail.com](mailto:Addiehinkie@gmail.com)

**Would you like us to contact you?** Yes, by email

**Message:**

Please commit to voting against luxury apartment complexes and for affordable housing. Almost 50,000 people are students at UW Madison which makes up a large percentage of the overall population of the city, so please support affordable housing for students.

**From:** [jhoff4@wisc.edu](mailto:jhoff4@wisc.edu)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Please Vote No on Luxury Housing  
**Date:** Tuesday, June 27, 2023 8:35:13 AM

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**Recipient:** All Alders

**Name:** Julia Hoff  
**Address:** 1033 High St, Madison, WI 53715  
**Email:** [jhoff4@wisc.edu](mailto:jhoff4@wisc.edu)

**Would you like us to contact you?** Yes, by email

**Message:**

As a student at UW Madison, it can be extremely difficult to find affordable housing. There are plenty of fancy, newly-built and expensive options in the area, but many are very out of price range for undergraduates and graduate students. As a graduate student myself, I struggle to find housing options that are affordable, allow me to live alone, along bus routes, and not in a super loud part of Madison. Maintaining all affordable housing options is worthwhile and makes such a difference in the lives of students. There's a crisis in the availability of affordable housing and it feels like it's just getting worse my rent increased by over 250 this year, but I had to suck it up because it was still the cheapest option I could find.

**From:** [rithik.jain1201+citymadison@gmail.com](mailto:rithik.jain1201+citymadison@gmail.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Thoughts on the future of Madison Housing  
**Date:** Tuesday, June 27, 2023 11:47:04 AM

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**Recipient:** All Alders

**Name:** Rithik Jain  
**Address:** 601D Eagle Heights, Madison, WI 53705  
**Phone:** 612-272-2829  
**Email:** [rithik.jain1201+citymadison@gmail.com](mailto:rithik.jain1201+citymadison@gmail.com)

**Would you like us to contact you?** Yes, by email

**Message:**

Hello.

I am currently a Graduate student at UW-Madison. I have lived in Madison for the last 5 years, and I have personally seen a huge growth. I am aware I am part of that growth, but hopefully my perspective here will be helpful.

Madison has tremendous potential to be a bastion for freedoms for people all across the Midwest. It has the right social mindset to be accepting towards a lot of people, and should continue to do so. This means, building new housing. I understand the concerns for Gentrification. I think the idea of Madison looking like New York or Chicago is awful, but we need density.

We should allow more luxury developments in downtown, but also compensate by rezoning and redeveloping the single family housing along Regent, Park, University and Monroe. We should aim to create housing like that of University Housing by Shorewood Hills, but with modern amenities, such as in-unit Laundry and Dishwashers. There should be common spaces as University Houses does, detached Car Park, grouped away from homes, nearly 8 2bed/2baths fit in the place of a standard 4b/4b. That's 16 beds 4beds, with privacy! Kids have little playgrounds, and schools are close by. They are also serviced by a community day care rising costs are a huge problem.

The parking lots can be pushed further away, and we could have bike lanes, but I think the narrow roads, and 10mph speed limit could unlock a lot more. We could also replace some of the housing with community gardens like those found in eagle heights.

Of course, the city needs to direct this sort of development. But we're Madisonian, and American. We should really look at University Houses. People who live there love it. It increases density without being a burden on those who want to live with nature. Most of all, it builds a strong community. We should work with developers, supermarkets woodmans/costco to integrate into these neighborhoods, creating a new middle class. This can also be integrated into transit oriented development.

Finally, we should annex the NIMBY Hellhole of Shorewood Hills. It is criminal what they have going there. We need more housing, and shorewood hills, while dense, is just in the

wrong location and a terrible barrier to growth.

I think single family housing is good, but it needs to exist with the sort of multifamily housing University Houses has. I encourage all alders to go check out University Houses. It can be a blueprint of what American suburbs, and cities can look like. We have already done it here, we can show we can do it again.

Please do check out University Houses.

**From:** [jenjak@wisc.edu](mailto:jenjak@wisc.edu)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Housing  
**Date:** Tuesday, June 27, 2023 11:52:50 AM

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**Recipient:** All Alders

**Name:** Jordyn Jenjak  
**Address:** 124 N Breese Terrace, Madison, WI 53726  
**Phone:** 414-467-2872  
**Email:** [jenjak@wisc.edu](mailto:jenjak@wisc.edu)

**Would you like us to contact you?** No, do not contact me

**Message:**

I am just emailing to advocate for affordable student housing. I am a recent graduate, and housing costs were a consistent struggle during my college career. As a full-time student, I had to pay all of my living expenses myself as did almost everyone else I know. With school, I only had time to work a maximum of 16 hours per week. Rent, even at around 500 per month, ended up being more than half of my monthly income. I was consistently one emergency away from not being able to afford rent. As a college student, this was a huge stressor.

**From:** [akaur24@wisc.edu](mailto:akaur24@wisc.edu)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Student Opinion on Affordable Housing  
**Date:** Tuesday, June 27, 2023 10:35:47 PM

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**Recipient:** All Alders

**Name:** Amanjot Kaur  
**Address:** 313 N Frances St Apt. 605, Madison, WI 53703  
**Email:** [akaur24@wisc.edu](mailto:akaur24@wisc.edu)

**Would you like us to contact you?** Yes, by email

**Message:**

Thank you for taking the time to read this message. I am emailing you to express my views on affordable housing as a student at UW-Madison. While I recognize the need to increase housing options near campus, approving luxury apartment complexes is not going to provide the housing options students need. As a low-income student at UW-Madison, I am seeking to find quality housing within the limits of my scholarship from the university, which is honestly the sole way I am able to afford living in the city at all. I spent several weeks this past fall searching for a reasonable rent for an apartment that is close to campus I do not have a car in Madison. This is not a unique case many if not most students cannot afford to live in the luxury apartments that are closest to campus and have to struggle and compete for the few affordable options they have in the city. Continuously approving luxury apartment projects hurts low-income students and renters the most, displacing them, decreasing their options, and making the previously affordable options spike in rent because so many students are seeking to live in one of the few "affordable" options left. I implore the Alders to consider supporting legislation that will increase affordable housing options, regulate the ever-increasing rent prices of the city, and ensure that leasers and landlords are not exploiting vulnerable students and populations to profit off the housing crisis. Thank you again for taking the time to read my thoughts on this issue and for listening to student voices on the issues that affect them.



**From:** [danyalmaqbool@hotmail.com](mailto:danyalmaqbool@hotmail.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Affordable Housing  
**Date:** Tuesday, June 27, 2023 3:45:48 AM

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**Recipient:** All Alders

**Name:** Danyal Maqbool  
**Address:** UW-Madison, Madison, Wi 53701  
**Email:** [danyalmaqbool@hotmail.com](mailto:danyalmaqbool@hotmail.com)

**Would you like us to contact you?** Yes, by email

**Message:**

I prefer affordable housing to luxury apartments

**From:** [brianaem12@gmail.com](mailto:brianaem12@gmail.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Affordable Housing  
**Date:** Tuesday, June 27, 2023 1:58:05 PM

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**Recipient:** All Alders

**Name:** Briana Medina  
**Address:** 1020 Fahrenbrook Ct Apt 6, Madison, WI 53715  
**Phone:** 262-613-8517  
**Email:** [brianaem12@gmail.com](mailto:brianaem12@gmail.com)

**Would you like us to contact you?** Yes, by email

**Message:**

Hello -

I am writing in regards to the luxury-housing development that was rejected last week. To my understanding, this may come up again in later discussions and voting procedures. I would like to voice my concern about this luxury-housing development, and the impacts it will have on in-state and lower income students.

I am from Waukesha, Wi. UW-Madison was a top choice for me - not just because I knew being a first-generation Badger would make my grandparents proud and the top notch research opportunities were hard to pass up, but also because it was the best financial choice for me. Unfortunately, I am not sure it was the best financial choice for me anymore. I pay 500 a month to live with 5 other girls, we all share a bathroom, I get half of a fridge shelf which results in a lot of wasted money on take-out, and a spot on the couch if I'm lucky. I love my roommates - but we're only living like this because we have no other choice. We all have jobs on top of school but it still isn't enough. Next year, we were lucky enough to find a place where my rent is 700 and we all get our own rooms, but it isn't ideal. I have already taken out a loan to put directly towards my housing. My parents think my sister and I should just buy a car and commute the hour.

I grew up in Waukesha, but I live in Madison now. Maybe you've seen me working at Monroe Street Art Center or Randall Elementary, the voting booth, the farmers market, local businesses near Bassett and Greenbush, or the St Vinnys on Baldwin Street. I want to live here. My friends and I love living here.

There is a demographic of students that can afford and longs for luxury housing - but please, think of the demographic of lower income students, Wisconsin natives, and community members who aren't so lucky. Honestly, my own shelf on the fridge, working laundry, and room for a desk would be great. I wouldn't even have time to use a rooftop pool - I would be doing school or work. I just need a stable place to live that isn't going to put me the initial 60k in debt I was trying to avoid in the first place by coming here.

Instead of looking towards apartments like the Hub or the James, the South Campus

apartments are more affordable and fit more needs of students. I would be more in support of more units built like that, and while I find are still expensive, are more feasible than 1.2k a month.

Please feel free to reach out I would love to provide more of an input to anyone who is interested.

**From:** [reporting@cityofmadison.com](mailto:reporting@cityofmadison.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Affordable Student Housing  
**Date:** Tuesday, June 27, 2023 9:19:47 AM

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**Recipient:** All Alders

**Name:** Kaelyn Munson

**Address:** 921 Oakland Ave , Madison , WI 53711

**Would you like us to contact you?** No, do not contact me

**Message:**

Hi there, my name is Kaelyn and I am currently going into my last semester at UW this upcoming fall. During my time here, it has been a constant struggle to find housing to begin with, but more importantly, affordable housing. With all of the luxury apartment complexes being built that students simply cannot afford, the affordable options get snatched up much faster and makes it so that people who cannot afford the luxury apartments to begin with end up having to live there and put themselves into immense amounts of debt this is not sustainable nor should this be happening. 2 years ago I lived in an apartment complex on Gilman st that was a grand total of 600 sq feet that I paid 825/month for, and it was atrocious. I now live in a house with 3 other roommates and pay 675 in rent, obviously this is a lot more financially suitable for me. What I'm trying to say throughout this long email is that college students don't need coffee shops in their complexes or rooftop pools that are either never open or only open for 4 months a year. Students don't need luxury, they just need somewhere affordable to live. Being a full-time college student makes it so that you cannot work as much during the school year, therefore the housing needs to be able to match or be close to what an average student can work during the week while in school. Thank you for your time and for listening to me!

**From:** [gnashold@wisc.edu](mailto:gnashold@wisc.edu)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Luxury Apartments  
**Date:** Tuesday, June 27, 2023 12:48:12 AM

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**Recipient:** All Alders

**Name:** Greta Nashold

**Address:** 214 West Washington Street, Stoughton, WI 53589

**Email:** [gnashold@wisc.edu](mailto:gnashold@wisc.edu)

**Would you like us to contact you?** Yes, by email

**Message:**

Alders,

After hearing about last week's vote to avoid the demolition of current, affordable housing units in Madison and consequently replacing it with yet another luxury apartment complex, I was relieved. However, I know there are many more debates to come.

I'm sure you realize the current housing crisis in Madison, especially for UW-Madison students. Articles featuring the overnight lines for next year's lease term were featured last November, which is absurd considering it wouldn't be for another 10 months until the lease would actually begin.

I understand the need for more housing, trust me. I've seen nearly the entire student body stress over their housing situation for the next school year especially the freshmen, many of whom requested to stay in the dorms next year and were denied in late January, when almost everywhere else near campus is already sold out. This year's freshman class was the biggest ever, just as the two classes before that. The university is dealing with more students than it ever has, and housing is running out. I do understand the desire to replace 130 beds with over 700, and from that point of view, the decision seems natural.

But it really isn't as easy as that. Zoe Bayliss is one of, if not the only, affordable student housing in the entire campus area, acting as home to numerous LGBTQ+ students. I spoke with some of its occupants last fall, and while they shared complaints of somewhat small rooms and things falling apart, the community was very tight-knit, and many of them were grateful for it.

We need something more like that. Something where students of all backgrounds are welcome, not just those who are privileged enough to pay over a grand to share a room and have a rooftop pool. We need somewhere that's welcoming to out-of-state and international students, who are already paying double of what most in-state students pay. Madison lacks diversity, and a housing crisis only prevents people from moving here, going to school here, and staying here, especially students from backgrounds in which they cannot afford the excessively luxurious housing Madison has to offer.

We need someplace with a lot of rooms that a lot of students can afford, and a place that's close to campus to boot. We already have Lucky, The Hub, The James, Grand Central, XO1, Pres House, The Towers, Equinox, The Palisades, the Aberdeen, and still another going up right now, all of which have dozens of rooms for a ridiculous price. Why do we need more of

the same?

To go even further, why do we need another rooftop pool anyway? Wisconsin weather is warm enough for swimming for maybe four months out of the year. Wasting water and energy for those few months, just so some students can take pictures in a rooftop pool is excessive. Additionally, the university just spent 13 MILLION on a new gym, located right on the water. From what I've seen, it's still barely used. We don't need another facility with a personal weight room when we have the brand new Bakke and Nicholas Rec Center just down the road. Convenience is nice of course, but so are these facilities, and using them benefits students and the university alike.

So I leave you with this: the Madison housing crisis is a tough one to tackle, it really is. But with increases in tuition, housing prices, and student attendance combined, we need something soon, and it has to be affordable. Madison doesn't need another luxury apartmentwe have enough of those already. We need a home that welcomes ALL students regardless of their background and financial situation, and it's time the rest of Madison gets on board with that.

**From:** [reporting@cityofmadison.com](mailto:reporting@cityofmadison.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Affordable housing  
**Date:** Tuesday, June 27, 2023 1:45:03 PM

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**Recipient:** All Alders

**Name:** Cecilia Orth

**Address:** 1504 Adams St, Madison, WI 53711

**Would you like us to contact you?** No, do not contact me

**Message:**

Hello! Undergrad and now grad student at UW asking for more/protecting affordable housing.  
Thank you!!

**From:** [lcasquini@wisc.edu](mailto:lcasquini@wisc.edu)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Affordable housing  
**Date:** Tuesday, June 27, 2023 9:45:34 AM

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**Recipient:** All Alders

**Name:** Larissa Pasquini  
**Address:** 437 W Gorham St, Madison, WI 53703  
**Phone:** 262-444-1375  
**Email:** [lcasquini@wisc.edu](mailto:lcasquini@wisc.edu)

**Would you like us to contact you?** Yes, by email

**Message:**

I am a current student at UW Madison, I've lived in off campus housing for the 1 and a half years and I have growing concerns about the affordability and availability of housing not only for students but for the general community of Madison and Dane county. The availability of affordable housing is dwindling away near campus, forcing many students to live further and further away from campus, I believe this can be of concern for those who live in Madison but are not within the UW community. The more we are forced to leave campus and live in suburbs and drive or bus to campus, the less students will contribute to the bustling culture and economy of downtown and campus Madison. Ever since my freshman year finding housing off campus has been a nightmare, every year of trying to find a new place to live there's always that fear that there might not be somewhere for me to live. The reality of housing in Madison is incredibly difficult and scary for a lot of students. We need to know we have protection against predatory property management and security in affordable housing. Vote against the construction of more luxury apartments, support the movement of affordable, sustainable and accessible housing.



**From:** [reglos@wisc.edu](mailto:reglos@wisc.edu)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Affordable Housing  
**Date:** Tuesday, June 27, 2023 4:30:02 PM

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**Recipient:** All Alders

**Name:** Ciboney Reglos  
**Address:** 626 Langdon St Unit 611, Madison, WI 53703  
**Email:** [reglos@wisc.edu](mailto:reglos@wisc.edu)

**Would you like us to contact you?** Yes, by email

**Message:**

I am emailing to ask Alders to listen to the needs of students when it comes to affordable and equitable housing. As a student holding marginalized identities, there are inherent barriers that I face when it comes to navigating housing for Madison and creating spaces for luxury apartments that only affluent, White students can live in will further exacerbate the numerous housing equity issues that Madison faces already. It is very disheartening to have to see Madison prioritizing the desires of students that have an abundance of housing options, and seeing the extra stress it puts on students already struggling to find affordable housing on campus. This creates extra strain on other things within our lives, especially school and basic human needs. If this trajectory continues, meaning the prioritization of luxury over equity, the housing situation in Madison will become even worse and UW-Madison will lose out on a lot of capable and deserving students on campus because rent is overly expensive.

**From:** [rsmith8@wisc.edu](mailto:rsmith8@wisc.edu)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Affordable Housing  
**Date:** Tuesday, June 27, 2023 11:47:49 PM

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**Recipient:** All Alders

**Name:** Ryan Smith  
**Address:** 430 W Dayton St, Madison, WI 53703  
**Phone:** 262-995-5914  
**Email:** [rsmith8@wisc.edu](mailto:rsmith8@wisc.edu)

**Would you like us to contact you?** Yes, by email

**Message:**

Dear Alders,

I am a rising senior at UW-Madison and saw that you rejected a luxury housing development about a week ago and were planning to reevaluate that decision at your next meeting. As an aspiring real estate developer myself, I would typically not encourage rejecting such a development as I also realize the potential benefits it brings. However, as a student, I have experienced the stress and disappointment that the student housing search in Madison entails. The only affordable housing available if you are lucky enough to secure one are 100+ year old houses in the Mifflin area. I lived in one of those this past year and I would not wish it upon anyone. I hear every one of my fellow students complain constantly about housing prices. While some students have the money to live in luxury complexes like the Hub or the James, many students cannot and are already struggling to afford tuition and other expenses. They are the ones that are left with no options and need your support. I encourage you all to please reject the luxury development to leave room for more affordable ones.

Sincerely,  
Ryan Smith

**From:** [kathryntaber@gmail.com](mailto:kathryntaber@gmail.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Housing  
**Date:** Tuesday, June 27, 2023 9:58:22 AM

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**Recipient:** All Alders

**Name:** Kathryn Taber  
**Address:** 715 E Gorham St #2, Madison, WI 53703  
**Email:** [kathryntaber@gmail.com](mailto:kathryntaber@gmail.com)

**Would you like us to contact you?** Yes, by email

**Message:**

Hello all -

I am reaching out regarding the housing situation in Madison. More housing is needed but this specifically needs to be affordable housing. Rent in Madison has gone up 30.4% since March 2020. This dramatically impacts the community, both students AND families. Many students, myself included, are non-traditional graduate students who are long time members of the community but unable to afford these changes. I was a social worker here in Madison at the start of the pandemic when there was already a housing crisis for families with children and I have to believe the changes have only made this worse. My rent went up to stay current with the market. More luxury apartments will only serve a small subset of Madison residents least impacted by inflation and will likely raise rent for everyone else because the market is over-saturated with expensive apartments leading to the rise in cost of all other apartments. Please advocate for maintaining affordable housing. Additionally, a rent increase cap per year is needed in Dane County. My rent went up 17% in one year with zero improvements to the property.

Thanks you for reading,  
Katie

**From:** [vtoniolo@gmail.com](mailto:vtoniolo@gmail.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Core spaces  
**Date:** Tuesday, June 27, 2023 7:33:45 PM

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**Recipient:** All Alders

**Name:** Victor Toniolo  
**Address:** 2318 Hoard Street, Madison, WI 53704  
**Email:** [vtoniolo@gmail.com](mailto:vtoniolo@gmail.com)

**Would you like us to contact you?** Yes, by email

**Message:**

All Alders,

I am extremely disappointed in the council for denying zoning for Core Spaces' new development. I am especially disgusted now, in light of Core Spaces' withdrawal of their other development proposal that included affordable units. You have done great harms to your credibility, to UW students, and indeed to all Madison residents, with your irresponsible actions last week. The UW is not the problem here, and housing is NOT solely a UW problem. Not even 1/3 of UW students live in dorms. Housing is a city wide problem it's YOUR problem.

Thank you to Alders Field, Verveer, Vidaver, Figueroa Cole, Tishler and Knox for being reasonable. I also thank Alder Evers for at least recognizing that more supply will solve our housing crisis, but I am very perplexed that he voted how he did. I hope and predict the city will be sued, and lose, and that this grave mistake will be reversed.

Two more points: 1 Naturally occurring affordable housing is not worth saving. It can and absolutely will disappear when higher earners move into the neighborhood. You cannot stop that from happening, other than by making Madison a worse place to live.

2 The idea that rent filtering the process by which higher earners vacate lower cost housing when new units are built is akin to "trickle down economics" is absurd. Billionaires can hoard unlimited money. They don't occupy unlimited housing units.

Trickle down economics has failed us. Rent filtering and trusting what you learned in econ 101 is the only path forward.

I welcome any communications from any alders. I plan on meeting with some of you soon with the Madison is for People team.

Thank you all for your service, and best regards,

Victor Toniolo

**From:** [reporting@cityofmadison.com](mailto:reporting@cityofmadison.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Affordable Housing Options  
**Date:** Tuesday, June 27, 2023 10:35:40 AM

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**Recipient:** All Alders

**Name:** Isabelle Tran

**Address:** 420 W Gorham St, Apt. 606, Madison, WI 53703

**Would you like us to contact you?** No, do not contact me

**Message:**

There should be more affordable places that are on/ near campus. It doesn't make sense for students to have to pay so much in rent. As someone who had to rely on financial aid and a student job to pay rent, it's unbelievable that there aren't enough affordable housing options. Madison has had a housing shortage for so long and isn't making an effort to make housing available for EVERYONE. They have to think about their entire student population and realize that most people can't afford luxury housing. Students should have the opportunity to live on campus at an affordable rate. Students shouldn't have to sacrifice their campus experience because they have to live so far to make ends meet. Make more affordable housing on campus! We don't need luxury apartments.

**From:** [james.unzaga7@gmail.com](mailto:james.unzaga7@gmail.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Madison Housing Crisis  
**Date:** Tuesday, June 27, 2023 12:35:55 PM

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**Recipient:** All Alders

**Name:** James Unzaga  
**Address:** 121 South Hancock Street, Madison, WI 53703  
**Email:** [james.unzaga7@gmail.com](mailto:james.unzaga7@gmail.com)

**Would you like us to contact you?** Yes, by email

**Message:**

The current housing situation in Madison has made it extremely difficult to live a comfortable and healthy lifestyle as a graduate student. I currently spend 1,000 a month on rent. During winter, the heat in my apartment didn't work. My landlord only provided temporary 1-3 day fixes for the issue. Rather than continually pestering maintenance, I broke down and bought a space heater. When looking for a new place, I struggled to find affordable and quality housing. I had the choice between apartments similar to my current housing situation or extremely luxurious places. I would prefer not to live excessively far from campus like my lab mates, but this feels like the only option for me. The distance also presents its own issues though.

I did find a new and more livable housing situation, for the price of 1,375 a month without utilities. Keep in mind that my monthly income as a GRA is about 2,000. There is practically no room left for savings or even entertainment at this point.

I strongly oppose the continued construction of luxury apartments in Madison. It has only driven up housing prices, and allowed landlords to act more as tyrants due to scarcity of housing. If this trend continues, I am unsure that I can afford to finish my PhD at Madison. Although I love the people and the subject of my research, I would rather take my Master's and finish my PhD elsewhere. Graduate school should be an intellectually challenging experience, not one that leaves me in debt.

**From:** [rwarzyn@wisc.edu](mailto:rwarzyn@wisc.edu)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Affordable Housing  
**Date:** Tuesday, June 27, 2023 5:53:38 AM

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**Recipient:** All Alders

**Name:** Becca Warzyn  
**Address:** 437 W Gorham, Madison, WI 53703  
**Email:** [rwarzyn@wisc.edu](mailto:rwarzyn@wisc.edu)

**Would you like us to contact you?** Yes, by email

**Message:**

Goodmorning,

I am writing you today to ask you to reject the luxury housing development project, and to save affordable housing for students. As a UW-Madison student, I know first-hand how hard it is to find housing that I am able to pay for while paying for school. We are not able to work full time, and cannot afford to pay 1200 for an apartment that we have to share with another person. Luxury apartments on campus are typically lived in by students, yet those who are calling to build this apartment are not students. Building luxury apartments in place of affordable housing is not the answer to the student housing crisis. Thank you for your time.

**From:** [gabrielnwilkins@gmail.com](mailto:gabrielnwilkins@gmail.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Housing in Madison - Don't force students out  
**Date:** Tuesday, June 27, 2023 2:40:38 PM

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**Recipient:** All Alders

**Name:** Gabriel Wilkins  
**Address:** 102 N Franklin St #309, Madison, WI 53703  
**Email:** [gabrielnwilkins@gmail.com](mailto:gabrielnwilkins@gmail.com)

**Would you like us to contact you?** Yes, by email

**Message:**

I came to Madison from halfway across the country because of its world class university. Once I graduate next year, I may leave because I cannot find an affordable place to live.

This isn't a problem unique to Madison and it isn't a problem new to y'all as alders. It also isn't a problem that's going to go away without urgent, sustained, and innovative solutions. For starters, the housing supply problem is largely one of success: past governments and residents made Madison a dynamic and welcoming place that is now attracting people from across the country like me to move there. Great job, you got people to come! Now you have to let them stay.

But the supply of housing - especially that affordable to most in times of such inequality as this - has not kept up. More of it is needed across the board and across the city. However, there are many more ways than one to increase the supply and affordability. A city sandwiched between two lakes should know better than most how important geography and space is. What works well in one place may fit very badly in another. Below are some suggestions from both a resident and a scholar of Madison that, I hope, inspire you to work together on this problem instead of ignoring it or punting it to someone/somewhere else.

- Focus on increasing density across the city, not just downtown. The city as a whole benefits from activity downtown, and thus every neighborhood should contribute to providing more housing for a growing population. By allowing more areas to receive development, the scale of such developments would be able to shrink and better fit into existing neighborhoods i.e., 100 duplexes instead of 2 monolithic towers.

- Such city-wide density need not look like downtown density. Duplexes, townhomes, cottage courts, and many other innovative designs allow more people to enjoy and contribute to good neighborhoods. Adding such housing types across the city means that not only students will use them - they will also help first-time home buyers and families just starting out find a place they can afford.

- Drastically reduce or eliminate minimum lot sizes and revisit archaic elements of the building code. Seattle just legalized single-stair buildings, which as it has done in Europe will



allow architects to provide more unique and innovative options for multifamily structures. This will help add units to neighborhoods without the need for giant cube-like buildings, and reduce per-unit costs so that luxury rents are no longer required for the developer to break even.

- Students have unique housing and transportation needs, and also limited resources with which to meet them on their own. Students are not your enemy, we are residents with financial and travel limitations that, with adequate support, will later become new neighbors and coworkers. The same logic, of course, also pertains to non-students with similar limitations.

- The transportation network deserves as much focus as the housing stock. The easier it is to travel around Madison, the easier it is to live anywhere in Madison and still make it to work/school on time. The BRT is a great step towards this, but any additional actions to replace low-volume travel cars with higher-volume travel buses and e-bikes being the most promising should be taken. This also requires ensuring that vehicles do not injure or threaten other road/roadside users, whether through reinforced bollards or limiting the size/hood height of trucks.

**From:** [kwood23@wisc.edu](mailto:kwood23@wisc.edu)  
**To:** [All Alders](#)  
**Subject:** [All Alders] New Luxury Apartment Building  
**Date:** Tuesday, June 27, 2023 1:06:59 PM

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**Recipient:** All Alders

**Name:** Keara Wood  
**Address:** 124 N Hancock St, Madison, WI 53703  
**Email:** [kwood23@wisc.edu](mailto:kwood23@wisc.edu)

**Would you like us to contact you?** Yes, by email

**Message:**

Please, please do not approve of the new luxury apartment building. Low-income students already have so few options when it comes to housing in Madison, while students who are well off financially have so many options The Hub, The James, La Ciel, etc.. The last thing Madison needs is more luxury housing.