

From: [Alicia Lyu](#)
To: [Plan Commission Comments](#)
Cc: [Guequierre, John](#)
Subject: Re: File 89479 and 7401 Mineral Point Rd
Date: Thursday, November 13, 2025 2:43:19 PM

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Dear Plan Commission,

To clarify my previous email, I am not necessarily asking you to deny the proposed development at 7401 Mineral Point Rd. My core request is for consistency in how the Commission applies its standards to all projects.

If you find that auto-centric developments like File 89479 and 7401 Mineral Point Rd meet the standards for approval, I ask that you do the same for dense mixed-use developments. Conversely, if future dense mixed-use developments are denied or thwarted by significant requirements, I ask that you apply those same rigorous standards to these auto-centric developments.

So far as I am aware, such decisions are not made in a consistent manner and exhibit a significant bias towards auto-centric, sparse development proposals. I am simply urging a fair and uniform application of your standards.

Best,
Alicia Lyu

> On Nov 13, 2025, at 2:27 PM, Alicia Lyu <alicia.w.lyu@icloud.com> wrote:

>

> Dear Plan Commission,

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> I am writing to respectfully draw your attention to the new Housing Forward Initiatives, particularly the proposal designed to limit auto-centric drive-thru developments:

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> Ensure that businesses incorporating a drive-through window don't default to a primarily auto-centric design. This proposal would only allow drive-throughs in the TOD overlay if incorporated into a larger building – specifically a 3-story building that covers at least 60% of the lot.

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> This is a significant and welcome policy direction. However, I am concerned that the recently approved project at 53 West Towne Mall (File 89479) directly conflicts with this rule, which was foreshadowed even before its formal proposal.

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> Its approval highlights a frustrating inconsistency. It is disappointing when the City's application of non-explicit guidelines seems driven more by opposition of a vocal minority than by the clear direction of the comprehensive plan and legislative plans.

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> A similar proposal is now forthcoming for 7401 Mineral Point Rd. I strongly urge the Commission to evaluate this new project strictly through the lens of the forthcoming Housing Forward standards to ensure adherence to the City's stated policy goals.

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> Thank you for your consideration,

> Alicia Lyu