

## SIGN THE PETITION: Do NOT approve a 10+ story highrise!

UPDATE Sunday June 28 3pm: 260 signatures and counting!

Dear neighbor in the James Madison Park and adjacent Neighborhoods:

LZ Ventures wants to tear down buildings on East Washington Ave between N Franklin St and N Hancock St to build a 10-story luxury apartment building. This massive highrise would tower over our neighborhood, casting its shadow over nearby houses and apartments for much of the year.

This proposed development is up for FINAL REVIEW at the July 1 City of Madison Urban Design Commission meeting and the July 13 Plan Commission meeting.

At a recent Urban Design Commission meeting, this development was called "the first domino to fall," meaning: if approved, it will be a green light to build 10-story buildings on every block of East Washington, eliminating affordable housing, destroying community character, and leaving us in the dark.

Many people living in the James Madison Park neighborhood have never had a chance to weigh in on how our neighborhood should be developed - or even if it should be redeveloped. We need city officials to reconsider not just whether new developments should be 8 stories or 10; we need them to consider rezoning our neighborhood to allow developments that seamlessly merge with the scale of our community.

The fact that this proposed development is being pushed through during a public health emergency has further prevented our community from having a say.

This area is a vibrant, attractive, human-scale neighborhood with many affordable housing options. The city needs to hear us before making an irreversible decision that will have negative impacts on our neighborhood.

LET BOTH COMMISSIONS HEAR LOUD AND CLEAR: Do NOT approve a 10-story highrise at 414 East Washington Ave, and take the neighborhood plans back to the drawing board!

Sign the petition to tell the City of Madison: Do NOT approve a 10-story highrise in our neighborhood!

\*Responses will be shared with the City of Madison Urban Design Commission and Plan Commission\*

\* Required

Email address \*

Your email

What is your name? \*

Your answer

Where do you live? (Address and/or neighborhood) \*

Your answer



414 East Washington Ave Proposed Luxury Condos



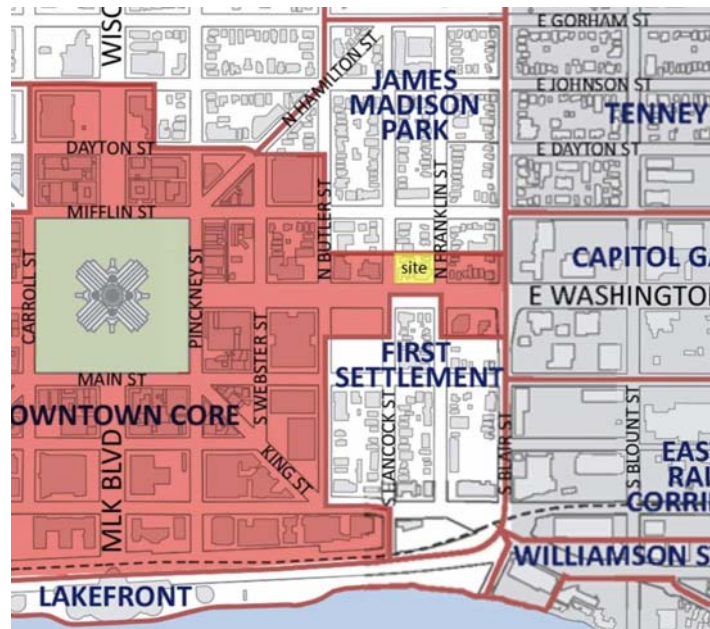
Do you approve of this development in its current form? \*

- Yes
- No
- Other:

Comments

Your answer

Madison Neighborhood Map



The proposed site of this development is zoned for a 10-story building. Do you think that is an appropriate height for the James Madison Park Neighborhood?

- Yes
- No
- Other:

Want to get involved?

- Attend the Urban Design Commission Zoom meeting on July 1st agenda item #11 and Plan Commission Zoom meeting on July 8th agenda #9 (find at <https://madison.legistar.com/Calendar.aspx>)
- Send written comments by email to the Urban Design Commission and Plan Commission before the meetings via Tim Parks [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com).
- Register for the July 1 and July 13 meetings and let them know you are AGAINST the proposal. You can register as against the proposal without speaking.
- Contact your Alder Person Patrick Heck [district2@cityofmadison.com](mailto:district2@cityofmadison.com) or CNI (Capitol Neighborhoods Inc) President Eli Judge: [president@capitolneighborhoods.org](mailto:president@capitolneighborhoods.org).
- Get involved with the effort to protect our neighborhood by contacting [avalon.cooperative.house@gmail.com](mailto:avalon.cooperative.house@gmail.com).
- The City of Madison Legistar Link with more photos of proposal, comments from the UDC & neighbors (<https://madison.legistar.com/LegislationDetail.aspx?ID=4297704&GUID=086710FC-0FDC-426A-8B78-FA3CD7156C78&Options=&Search=>)
- July 1 Urban Design Commission meeting: <https://www.cityofmadison.com/clerk/meeting-schedule/urban-design-commission-85>
- Attend the July 13th Plan Commission meeting.
- Sign me up for emails with links on how to attend virtual meetings and have my voice be heard!

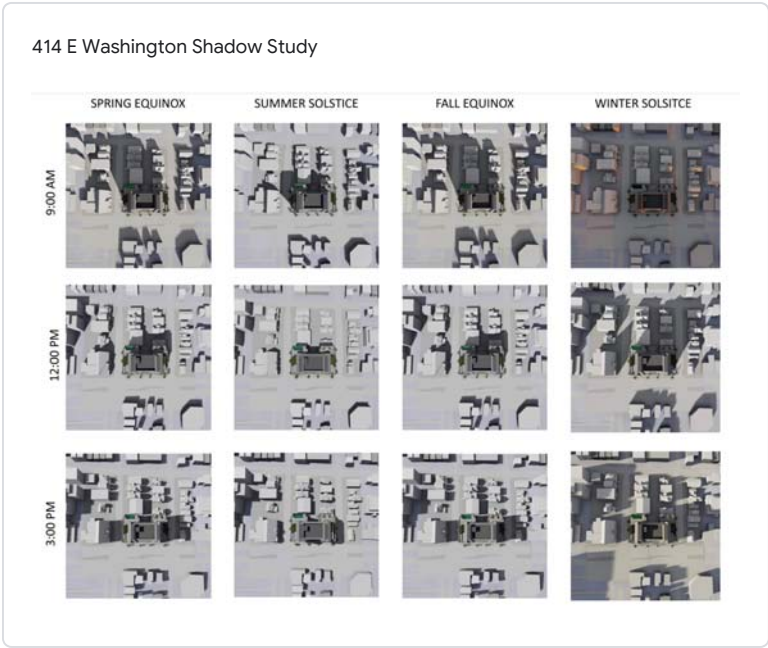
Would you like to be emailed with more information? The 414 E. Washington Steering Committee will share information about this development and instructions on how to register for City of Madison meetings. \*

- Yes
- No, thank you.
- Other:

Comments

Your answer





A copy of your responses will be emailed to the address you provided.

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Google Forms



Timestamp	What is your name?	Where do you live? (Address and/or neighborhood)	Do you approve of this development in its current form?	Comments	The proposed site of this development is zoned for a 10-story building. Do you think that is an appropriate height for the James Madison Park Neighborhood?	Comments
6/24/2020 13:20:35	Becca	N Franklin Street	No		No	
6/24/2020 13:42:03	Alex Einsman	513 E Gorham St James Madison Park	No	I do not support this high rise development in our neighborhood, it is important to preserve the character and integrity of smaller buildings and affordable housing.	No	
6/24/2020 13:46:31	Connor Polydoroff	409 E. Main St., Madison, WI	No	This will perpetuate housing inequality. There is no way that this building will sufficiently serve the middle class. It will serve rich people (minus what I'm guessing is some income restricted units). Not worth it. Build in Fitchburg or Verona.	No	
6/24/2020 13:50:08	Kendall Poltzer	15 N. Hancock St.	No	I am adamantly opposed to this development. As a current resident of the neighborhood, it is blatantly obvious to me that a 10-story building is way too large. This area already has major parking constraints and cannot support this many new residents, even with a parking garage. The proposed building is massive in comparison to the other buildings in this area and would be an eyesore. I am concerned that the known and documented contamination on the building site could pose a significant health risk to residents of the area. Also, it is absolutely crass and thoughtless to even suggest a rooftop swimming pool that overlooks the homeless shelter on N. Hancock St. This fact alone speaks volumes of the carelessness of the developer. Lastly, I am completely disgusted by the behavior of Joe Martino who (as I understand) volunteered to submit a letter on behalf of the neighborhood steering committee, which was not representative of the views of the actual residents of the neighborhood. My understanding is that Joe Martino misrepresented his identity to the steering committee members and did not disclose his former employment with JP Cullen & Sons and current employment with CoolSys HVAC Systems. As I understand, both of these companies have a vested interest in the design being approved by the City of Madison. If my understanding of this situation is accurate, Martino's actions are fraudulent and potentially illegal. The last thing that the City of Madison needs during a global pandemic and period of unprecedented unemployment is MORE luxury apartments that only financially benefit the developers, not the taxpaying citizens of this city. I support redevelopment that is size-appropriate for the lot and neighborhood if it provides desperately needed affordable housing.	No	
6/24/2020 13:53:33	Bob Klebba	704 E Gorham St	No	doesn't fit with the neighborhood!	No	great survey
6/24/2020 13:58:10	Sean Kelly	25 N Franklin St	No	8 stories is enough.	No	
6/24/2020 14:03:32	Dawn O'Kroley	646 E Gorham Street Madison WI	No		No	
6/24/2020 14:32:56	Katherine E Stowell	25 N. Franklin St., Madison, WI	No	The current elevations as shown do not conform to the design guidelines for the James Madison Park neighborhood. Further traffic studies need to be conducted to understand impact of street parking for 4 block zone around site. More affordable units need to be included to provide equal opportunity for housing for Madison's young, growing population. While I agree with some of the statements listed on the steering committee report, I believe there is a way to design a facade which integrates with the higher traffic corridor of East Washington Street as well as Franklin and Hancock; IE stepping the facade down from ~8 stories along E.Wash to 4 stories along Franklin and Hancock.	No	
6/24/2020 16:18:45	Steven A. Rubin	E. Main St. First Settlement Neighborhood	No	Proposed project is much too massive and out of touch with the rhythm of the neighborhood.	No	
6/24/2020 17:06:03	Nick Nice	117 East Main St	No	This is totally out of touch for the neighborhood. Not needed at all.	No	
6/24/2020 17:32:44	Anthony Brylski	911 E Johnson St.	No	I am not opposed to a large building in this neighborhood or even in this location. I just feel that the only city interest it fulfills is increasing housing density. It fails to address affordability, diversity in housing choices, viable locations for businesses, traffic congestion, and adding visual interest to Madison's skyline.	Yes, but it would have to be a remarkable building.	
6/24/2020 18:06:55	Shannon Lipe	100 Block N Franklin St	No		No	
6/24/2020 18:09:45	Anna Dawley	133 N Franklin St	No		No	
6/24/2020 18:16:01	Gwen Shales	1221 Sherman Ave	No		No	
6/24/2020 18:40:14	Bennett Johnson	Near festival	No	Don't put this here. We don't want or need it	No	
6/24/2020 19:13:37	Mary	15 North Hancock Street	No	Madison needs affordable housing downtown for workers not just wealthy professionals.	No	
6/24/2020 19:34:36	Kevin Trottier	2913 Milwaukee St	No		No	
6/24/2020 19:36:00	Cathy	Wilson Street	No		No	
6/24/2020 19:36:09	Jesse Jarvis	131 East Johnson	No		No	
6/24/2020 20:02:07	Thomas Trione	844 E Gorham st	No		No	
6/24/2020 20:03:14	Kyle Kiepert	516 E. Mifflin St. Madison, WI	No		No	
6/24/2020 20:29:12	Glenn will	Mansion hill	No	What an eyesore. People don't deserve to miss the sun for most of the day. There are too many high rises as is. Just another building that will raise to median price to live around there and drive our students/industry workers and people of color out of a shrinking affordable pool for renting.	No	
6/24/2020 20:49:03	Leah Duff	146 E Gorham Street, Madison WI	No		No	
6/24/2020 21:45:31	Mara Benowitz	947 E. Johnson St.	No		No	
6/24/2020 22:06:24	Taylor benson	James Madison park neighborhood	No		No	
6/24/2020 22:17:46	Andrea Fresen	20 N Franklin St Madison, WI / James Madison Neighborhood	No		No	
6/24/2020 22:59:39	McKenna Becker	117 n Butler St	No		No	
6/24/2020 23:01:48	Francesca Hong	Hiestand	No		No	
6/25/2020 8:11:21	RYAN PATRICK SMALL	738 Lorillard CT (Bassett Neighborhood).	No	Too tall. Hearing how tall buildings were prevented in San Francisco had both positives for the neighborhood but negatives as it prevented development, I wondered how I would feel.  I work in the Galaxy building and have a relationship with the surrounding neighborhood. While the Das Kronenberg is tall, that is 6 stories. This building is almost double that is surrounds smaller buildings closer together.	No	
6/25/2020 9:45:57	Miranda Leigh McElligott	Yahara Park Place	No	We need affordable housing in Madison, not luxury. Developments of this nature serve no one but the already advantaged.	Height is not my concern. Luxury housing in place of affordable units is my concern.	
6/25/2020 9:46:01	Cari Sims	SASY	No		No	

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6/25/2020 9:46:25	Margaret Earley	N Butler St at E Johnson St	No		No	
6/25/2020 9:53:02	Leila H Walker	N. Franklin and E. Washington	No		No	
6/25/2020 9:53:57	allison watson	809 e johnson	No		No	
6/25/2020 9:55:30	Jack Kear	Marquette	No	Build high development further down E wash so citizens can see our capital	No	
6/25/2020 9:58:37	Lauren Schwartz	Cap East, James Madison Park	No		No	
6/25/2020 10:00:01	Connor Raboine	W. Dayton	No		No	
6/25/2020 10:00:24	Perez	106 S Hancock	No	MCC owns two properties that would be directly affected by this. How insane!	No	This is gentrification.
6/25/2020 10:01:38	Sylvia stangel	2725 Oakridge Ave	No		No	
6/25/2020 10:01:54	Marlyssa Crow	West Wilson street	No	Proposing a plan to deconstruct affordable housing for a luxury apartment? Many people of color and people with low income still need a place to live. There are plenty of luxury apartments available elsewhere. This is unneeded and seems tactle in its attack on low income people, black people and people of color.	No	
6/25/2020 10:03:28	Lezlie Blanton	Emerson East	No		No	
6/25/2020 10:04:04	Danielle Lower	Sherman Village, Northside of Madison	No		Demolishing affordable housing and not replacing it for "luxury" is innapropriate. Also consider the neighbors at the day homeless shelter across the street	
6/25/2020 10:04:16	Ian Shay	20 N Franklin St, Madison	No	Madison does not have enough affordable housing, and I don't see developers prioritizing that	No	
6/25/2020 10:06:18	P'azizi	South Madison	No		No	
6/25/2020 10:08:35	Anna Landry	2715 Marshall Ct, Madison WI 53705	No		No	
6/25/2020 10:08:55	connie benell	e washington ave	No	10 stories high is ridiculous. why push this through without public meetings? we have a right to speak. covid 19 pandemic should be a time to delay projects until the public can speak. if you are against commentary then you are against madison. we are a community.	No	
6/25/2020 10:12:25	Karissa Smaglick	265 Langdon St	No		No	
6/25/2020 10:14:43	Sarah Beach	53719	No		No	
6/25/2020 10:16:07	Theresa Zauner	Old Market Place	No		No	
6/25/2020 10:20:48	Lucas LoBreglio	Nakoma	No		No	
6/25/2020 10:28:27	Tabitha Dankert	221 N Few St	No	Because that's all Madison needs right now, more unaffordable housing during a fucking pandemic. C'mon.	No	
6/25/2020 10:31:43	Oliver Trousdale	Tenney Lampan	No		No	
6/25/2020 10:34:47	Nicole	2116 bashford ave madison wi 53704	No		No	
6/25/2020 10:39:28	Robert Christl	North Hamilton St.	No	We want fewer luxury apartments and more affordable, cooperative housing.	No	
6/25/2020 10:39:41	Amanda	Sherman Neighborhood	No	Stop gentrifying Madison	No	
6/25/2020 10:43:57	Mackenzie Dunn	Emerson East	No	This proposal adds more luxury housing that Madison doesn't need (we have vacant luxury housing!), and demolishes affordable housing without replacing it, right near a homeless day shelter, where accessible housing is needed the most. Madison's housing market is also becoming inaccessible even for moderate or median income folks, and adding more high-rent units pushes those of us who don't work in high paying tech jobs further out of the city. I personally have been pushed out of two near east neighborhoods due to rising rent costs from building like these. Please require affordable or lower-market rate housing in this area instead, so Madison's government workers, essential workers, teachers, social workers, university staff, and anyone else can afford to live near downtown and near their jobs.	No	
6/25/2020 10:45:06	Jacqueline Schmitt	Mifflin	No	Please do not approve this highrise! I am an Madison Community Cooperative member who was involved with the purchase of a house on Hancock Street. This development would go up immediately next door and dramatically negatively affect the quality of life of our members.	No	
6/25/2020 10:46:00	Onah Rongstad	418 N Paterson St	No		No	
6/25/2020 10:48:37	Sam Clayton	225 e lakelawn pl	No	I'd approve if it was intended to be low income housing.	No	
6/25/2020 10:51:38	Cam Braunstein	Bassett District	No		No	
6/25/2020 10:52:00	J Isaac Gadiant	143 S Hancock St, Apt #1	No	Madison doesn't need anything like this anywhere. Invest in our communities who have dire needs.	No	
6/25/2020 10:52:37	Mike Jonjak	2202 Kendall Ave	No		No	
6/25/2020 10:54:04	Leah	Capitol	No		No	
6/25/2020 10:56:50	Yulya Nemykina	130 N Hancock St	No	The housing in this neighborhood is already quite expensive. I do not approve of an expensive development that would demolish more affordable housing and likely raise the prices in the entire neighborhood. Doing so in the midst of a national pandemic when housing is especially important is incredibly unconscionable.	No	
6/25/2020 11:08:43	Erin Leary	815 Prospect Place	No	Both the scale and design seem to be at odds with the neighborhood.	No	
6/25/2020 11:18:38	Meagan Porter	1122 Curtis Court, Madison	No	It is too tall and does bit fit in with the neighborhood	No	
6/25/2020 11:20:57	Virginia	Eken Park Neighborhood	No		No	
6/25/2020 11:25:55	Anais	Bassett	No		No	
6/25/2020 11:27:33	Jade Randhawa	North Pinckney street	No		No	
6/25/2020 11:29:32	Pam Gabriel	420 w. Wilson st. #202 Madison, WI 53703	No	Madison is getting too expensive. It's becoming harder and harder to find affordable apartments and housing. There are plenty of other luxury apartments with vacancies, and we don't need another one.	No	
6/25/2020 11:31:01	Shantal Alfaro	Eken Park	No	We need more affordable homes in the City of Madison, not luxury apartments. Middle class and lower class households can't afford these luxury homes, and it increases the value of homes around it, making it impossible for middle/lower class households to afford homes all together. Homes that should be \$110,000-200,00 are being sold at \$225,000 and above, causing huge gaps in diversity of home ownership. Also, another towering building is something we can do without here in the City of Madison.	No	

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6/25/2020 11:35:45	Brenda Konkel	30 N Hancock St.	No	It's too tall, completely out of character and the historic homes should be saved in place. This type of project belongs closer to the square or nearer the 800 blocks of E Washington Ave. This use will be disruptive to the neighborhood and increase parking pressures (in one of the worst Residential Parking Permit areas in the city) for those who live here and don't have driveways or garages.	No	Thank you for doing this. We need people to run to represent our neighborhood at Capital Neighborhoods instead of being represented by landlords and developers.
6/25/2020 11:36:37	Marguerite Rapp	Schenk Atwood	No	We need affordable multi-family housing, not more luxury condos for the wealthiest of Madison's population.	No	
6/25/2020 11:36:58	Hannah stetz	11 w Gilman st	No	stop gentrifying our neighborhoods	No	
6/25/2020 11:36:59	Keegan Smith-Nichols	Franklin St	No		No	
6/25/2020 11:39:20	Tyson	437 N Frances St Unit 334, Madison, WI 53703	No		No	
6/25/2020 11:45:40	Marie Fiori	E. Johnson St., Tenney-Lapham Neighborhood	No		No	
6/25/2020 11:53:58	anna freudenberg	418 n paterson	No	stop building housing for people who are just going to live here for a few years and work at epic or go to the Uw. Remember that there are communities who need affordable housing and plan on contributing to the local economy for decades.	No	
6/25/2020 11:58:29	Sarah	Downtown	No		No	
6/25/2020 12:02:49	Nataley Neuman	53204 (Milwaukee)	No		No	
6/25/2020 12:05:22	Ty Golackson	1250 Jenifer St [formerly on N Hancock St]	No		No	
6/25/2020 12:07:12	Kyle Cushman	146 Langdon St	No		No	
6/25/2020 12:11:25	Kristen	Fitchburg	No	Use this space for projects that our community needs! Affordable housing!!	No	
6/25/2020 12:16:06	Kristine Harrison	2613 university ave	No	I dislike the development on E. Wash and downtown around Johnson/State especially. The city is losing all its character. These streets no longer look like Madison.	No	
6/25/2020 12:19:17	Brittany Sachs	144 e gorham street	No	Leave these neighborhoods alone. No high rises. This will remove affordable housing that is needed in the downtown area.	No	
6/25/2020 12:29:58	Emily Hamm	909 E Dayton St #3	No	I am concerned about continued neighborhood gentrification. As we have more open discussions about racism in Madison, and have huge economic shifts for families due to COVID, this seems like an absolutely inappropriate time to be approving housing if it is not aimed to be low-income accessible.	No	
6/25/2020 12:30:17	Kyra Johnson	Sky view Meadows	No		No	
6/25/2020 12:32:00	Greta Tang	333 west mifflin st. Madison WI 53703	No	Don't add any more luxury housing as it's too expensive for the people working on Madison to afford. It's just more housing for the Epic works. And you are taking away a lot of lower income housing for students and workers. We have enough huge luxury apartments and condos downtown for now. Seriously we just built a ton, maybe have those fully rented first?	No	
6/25/2020 12:32:42	Mac Gaitan	First Settlement	No		No	
6/25/2020 12:41:14	Daisy	Vera Court	No		No	
6/25/2020 12:43:23	Alexandra Delvoe	121 S Hancock St	No	It is hard enough to find a place downtown to live within a reasonable price range. This will further raise prices for rent around the area.	No	
6/25/2020 12:43:26	Gretchen Sager	Highland Manor	No	Just stop with the gentrification. We don't want it.	No	
6/25/2020 12:43:46	Lanie Kohn	W Washington Ave	No		No	
6/25/2020 12:45:21	India Freeman	501 N Henry St	No		No	
6/25/2020 12:49:30	Nicholas Ryan	123 W Gorham St. 53703	No	I support reconsidering this development.	No	This type of building is out of character with the rest of the neighborhood. This kind of development must blend more seamlessly into the culture already established in this neighborhood.
6/25/2020 12:49:49	Mia Robidoux	Downtown Resident - 53703	No	Building housing is irresponsible/unethical right now if it is not affordable to people with more limited incomes and if it does not help create a sense of community and neighborhood connection. Luxury apartments are a HARD NO and instead money should be directed towards helping Black people own homes and creating more affordable housing initiatives. A 10-story building has NEVER served that purpose and does NOT create community.	No	
6/25/2020 12:57:57	Amy Owen	Near east Madison	No		No	
6/25/2020 12:58:59	Sallie Anna Steiner	116 E Gorham Street Apt H	No		No	
6/25/2020 13:02:05	Erin Daly	Wil-Mar	No		No	
6/25/2020 13:05:15	Aaron Kelly	Greenbush	No	Do better. Plus it looks like shit	No	
6/25/2020 13:06:39	Kelly Hoppe	1351 South St. Apt.7	No	Stop building high rise luxury apartments. They are unaffordable for low and middle class workers and families, and are further gentrifying traditionally affordable, working class neighborhoods. I'm terrified for my blue collar, special needs family, and our continued ability to afford housing if this overall trend in Madison continues. I have lived here my entire life, but we have recently started to question whether families like ours are really welcomed here. Some of us are stuck in a middle ground where we do not qualify for subsidized housing due to income, but also are increasingly struggling to find affordable housing. When half of your take home pay goes to housing, that is NOT affordable, and it's interfering significantly with our quality of life. Please MAKE IT STOP. Classism and elitism do not look good on this once wonderful city.	No	
6/25/2020 13:09:13	Ashley Hartman Annis	2567 Hoard Street Madison WI 53704	No		No	
6/25/2020 13:15:49	Kim Kimball	614 w Doty street. Apt 319 madison wi	No		No	
6/25/2020 13:18:36	Katelyn Danielson	2921 Preston Rd Madison WI 53719	No		No	
6/25/2020 13:37:40	Alba Rangel	Downtown	No	Downtown is too small for more buildings like this to get built around	No	
6/25/2020 13:38:58	Archie	University Ave	No	Don't tear down beautiful old houses to build something ugly that gentrifies the neighborhood!	No	
6/25/2020 13:39:39	Matthew Grimm	1217 E Johnson St., Tenney-Lapham, Madison	No		No	
6/25/2020 13:43:05	Cody Wieder	Sunfish Court	No		No	

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6/25/2020 13:47:18	Alba	Downtown	No	This type of tall buildings are swallowing our beautiful downtown and adding nothing but traffic to an already small area	No	
6/25/2020 13:50:23	Glauco Lopes	James Madison Park	No		No	
6/25/2020 13:51:50	Emily Greinwald	1116 East Mifflin	No	Our city does not need more luxury high rise apartments. It needs affordable housing within the downtown area. Do not cast Madison in another luxury shadow.	No	We don't need another luxury shadow.
6/25/2020 13:56:14	Maya Reinfeldt	Verona, WI	No		No	
6/25/2020 14:03:58	Nikki Meaux	1010 E Washington	No		No	
6/25/2020 14:18:57	Niko Magallón	312 N. Ingersoll St. Apt. 2 Madison, WI 53703	No	Stop gentrification in Madison! Stop exacerbating the housing crisis during a pandemic!	No	
6/25/2020 14:24:43	Kateri Weege	Tenney Park neighborhood	No		No	
6/25/2020 14:24:57	MOLLY WILLGING	427 E Gorham St	No	The excessive building of large apartment buildings is ruining the creative character of Madison. Maintaining character and culture is very important to me for my neighborhood and those who fight to destroy houses to build cheap, money-grabbing high rises are completely out of touch with what makes Madison, Madison. Stop destroying Madison!	No	
6/25/2020 14:25:10	Alyssa Gile	Cherokee Neighborhood North Madison	No		No	
6/25/2020 14:29:09	Aiden Jacobs	Downtown	No	Downtown housing is currently only affordable for students, graduate students, and University employees with the current housing options. This development will compromise the diverse group of people living downtown.	No	
6/25/2020 14:31:00	Bridgit Van Belleghem	Tenney lapham	No		No	
6/25/2020 14:39:20	Rachel Peller	812 Jenifer St.	No		No	
6/25/2020 14:44:32	Rasha Deluilis	Westmoreland Neighborhood, Madison WI	No		No	
6/25/2020 14:47:59	Jessica Goerling	1850 Beld St. Apt C4, Madison, WI, 5371	No	The fact that this would demolish affordable housing and not replace it, tower over our homes and block sunlight, and further gentrify the neighborhood is absolutely reprehensible.	No	
6/25/2020 14:49:54	Holly Pace	Mansion Hill	No		No	
6/25/2020 14:54:03	Miranda Alksnis	403 Washburn Place	No	Affordable housing is a human right.	Affordability is what matters, before height of building.	
6/25/2020 15:02:04	Polina Levchenko	Middleton	No		No	
6/25/2020 15:05:35	Eric Niemeyer	129 S Hancock St, Unit 5	No		No	
6/25/2020 15:28:53	Taylor Bailey	16 E Gorham St	No	Luxury condos in this area are not what folk here can afford. Rent is going up in Madison due to luxury condos like this being built while many are being priced out of Madison for good. Please consider scrapping this plan and working with community members to improve the neighborhood that already exists!	No	
6/25/2020 15:33:49	Katie Wise	3401 Kipling Drive	No		No	
6/25/2020 15:51:21	Jack Innes	Atwood Neighborhood	No		No	
6/25/2020 15:53:31	Lauren Altaweel	Willy/Marquette Neighborhood	No	Luxury high rises are virtually eliminating affordable housing in Madison. This will displace so many people from this neighborhood.	No	
6/25/2020 15:53:41	Anya Piotrowski	20 N Franklin St., Madison, WI	No	If comments get passed on to the city: Please stop oppressing neighborhoods and driving folks out with gentrified, socioeconomic privilege and oppression masked in "progress." It hurts our entire city and everyone in it when we develop under the guise of progress in places where there is vibrant life, community, stories, history, hard earned money, etc. If you want to invest in the neighborhood, talk to folks who live here and find out, through an asset-based community development model and relationship building, what folks here want and need, what would truly add to the community. Folks here have the answers, but sounds like instead you're following the money as a city and looking for profit over people, profit over community, profit for certain folks over the well-being of a whole community.	No	
6/25/2020 16:03:46	Erika	827 Kottke Drive	No	NO more un-affordable housing. NO more gentrifying our city.	No	
6/25/2020 16:04:44	Jessica Gilkison	Glen Oak Hills neighborhood	No	A building of this size is not what we need in Madison right now. We need housing that is affordable, that is in line with the scale of the neighborhood, that retains the character of the neighborhood and town. Please do not allow this development to move forward.	No	
6/25/2020 16:27:54	Michelle Sherbinow	142 S Franklin St	No		No	
6/25/2020 16:29:31	Alice Ogden-Nussbaum	244 W. Lakelawn Pl.	No		No	
6/25/2020 16:36:33	Jen Blasco	420 W Dayton Street	Yes		No	
6/25/2020 16:43:07	Michael Bellecourt	425 W Washington Ave Apt 507	No	Madison needs far FAR fewer luxury condos and more affordable housing units.	No	
6/25/2020 16:46:17	Vanessa Shipley	117 East Main Street	No		No	
6/25/2020 16:48:04	Ana Maria Vascan	Wil-Mar but previously lived near JMP on two separate occasions.	No	I lived in two different apartments near the proposed development and am very familiar with the neighborhood and the area, the proliferation of cheaply finished, expensive high rise apartments and mega hotels in the area are not only eroding the architectural character of the neighborhood, but accelerating gentrification for one of the few remaining semi-affordable areas on the isthmus. I don't think anyone with the tech money to live in these high rises is really facing any challenge finding a variety of brand new housing options in the area. We do not need another one that not only adversely affects the neighboring properties but continues amplifying the wealth disparities in our community. I urge you to deny this proposal in favor of a building more in scale with the surrounding buildings and with a more-than-symbolic commitment to affordable housing. Madison deserves that, not another luxury high rise.	No	
6/25/2020 16:50:44	Whitney Thompson	Brittingham neighborhood	No		No	
6/25/2020 16:55:59	Meghan Deckert	Tenney-lapham	No		No	
6/25/2020 17:13:38	Ash Collins	1105 rowell st. #1, Madison, WI 53715	No		No	
6/25/2020 17:20:38	Mollie	Mansion Hill	No	Stop gentrifying Madison neighborhoods!	No	
6/25/2020 17:28:48	Auden Krauska	Schenks Corners	No		No	
6/25/2020 17:32:38	Tucker Moore	2005 N Sherman Ave Apt	No		No	
6/25/2020 17:36:38	Sophia Burroughs	Vilas-Greenbush Neighbo	No	This high rise does not belong in this area. It is unsightly and will raise rent prices.	No	



Timestamp	What is your name?	Where do you live? (Address and/or neighborhood)	Do you approve of this development in its current form?	Comments	The proposed site of this development is zoned for a 10-story building. Do you think that is an appropriate height for the James Madison Park Neighborhood?	Comments
6/25/2020 17:42:32	Dr. Olivia Williams	437 W Johnson St	No	There is no need for luxury condos. They drive up prices on surrounding property and degrade the experience of living in the neighborhood. Madison needs affordable housing.	No	
6/25/2020 17:45:23	Catriona Miller	Downtown	No	Who are these luxury high rises for, anyway? The city needs to build more housing for university employees.	No	
6/25/2020 17:49:48	Ellie Daniels	East Madison (53718)	No		No	
6/25/2020 18:06:20	Mick	South campus	No		No	
6/25/2020 18:07:05	Ethan Krebs	Vilas neighborhood	No		No	
6/25/2020 18:30:41	Claire Nelson-Lifson	Eken Park neighborhood	No	we don't need any more luxury apartment buildings we need affordable housing!!!	No	
6/25/2020 18:36:37	Rosemary Spolar	Regent neighborhood	No	No more goddamn high rises on the isthmus	No	No more goddamn high rises on the isthmus
6/25/2020 18:48:21	Aesasbi	James Madison Park Neig	No		No	
6/25/2020 18:58:38	Christina Alvarez	137 East Gorham Street	No	This wouldn't with our amazing historical neighborhood and will only further gentrify the city, block sunlight, reduce affordable housing, ect. This will also cause further parking issues..... Huge mistake to make this apartment building.	No	
6/25/2020 19:16:34	Lydia Berggruen	Mansion hill historic district	No	Affordable housing is already extremely difficult to find in Madison, and this design will only cater to the wealthy (NOT students or young professionals). It is an eyesore that will plague this neighborhood and cast many residences into literal darkness.	No	
6/25/2020 19:27:00	Andrew Fox	244 West Lakelawn Place	No	a big low-income housing cooperative is more appropriate for this time and place.	No	
6/25/2020 19:41:51	Alex Schemm	165 Countryside Dr. Evan	No		No	
6/25/2020 19:44:15	Willow Wallis	Park Village Apartments	No	There is plenty of outrageously expensive housing in Madison. This is not what Madison needs	I am indifferent to the height of the building	
6/25/2020 19:50:43	Lisa H	Downtown/State street	No	Building looks terribly out of place, blocks sunlight from surrounding houses and businesses, housing costs will rise. People will be angry and the reviews will be filled with one stars ruining the apartment's reputation. Furthermore, the apartments already built in the downtown area are known to be consistently empty because most cannot afford or want to live there. We know this is part one of a multiple step building process that will lead to the destruction of affordable housing and a content community. Please move apartment elsewhere, there are enough luxury apartments in the area.	No	
6/25/2020 19:56:03	Jacob Speicher	141 S Hancock St	No		No	
6/25/2020 19:57:24	Helen B	140 West Gorham	No		No	
6/25/2020 20:06:40	Seth Nowak	930 E Dayton St.	No	It is poor design and makes no sense to put a 10-story building next to a two-story building. This is just a bad idea all around. Immediate Neighbors are against it.	No	
6/25/2020 20:51:01	Lynn Rettig	P. O. Box 260163, Madis	No	There are already way too many of these here in Madison. Of Epic really wants these buildings that badly, let them build them on their campus.	No	
6/25/2020 20:59:19	Gay Davidson-Zielske	1011 E. Gorham St. Ten	No	The thing is ugly and out of scale. Stop already. We like the nature of our small town. We have allowed too much of this gentrification that results in canyonization. Thank you.	No	
6/25/2020 20:59:23	Morgan Mayer-Jochimsen	423 N Pinckney St. Madis	No		No	
6/25/2020 21:11:00	Caroline	226 1/2 State	No		No	
6/25/2020 21:14:19	Elaina	Worthington Park	No		No	
6/25/2020 21:14:45	Christine Hettinger	22 S Franklin St Apt 2	No		No	
6/25/2020 21:19:50	Alex Nelson	Monona Bay area	No	This is an awful idea and this development further gentrifies the area. There is no plan to replace the affordable housing that already exists. Madison has far too many luxury condos already.	No	
6/25/2020 21:27:26	Abigail Corcoran	Gorham St.	No		No	
6/25/2020 21:31:28	Yeltsin Jean-Pierre	111 E Gorham St	No		No	
6/25/2020 21:44:38	Mel	N Butler St	No		No	
6/25/2020 21:49:00	Maddie Batzli	411 N Pinckney St, Mansi	No	We need more housing to support a growing population. I'm in favor of building "up" instead of "out," but these options need to be affordable for people of lower income brackets or at least mixed income apts. Particularly during a recession where many people still have low to no income particularly due to COVID-19, building luxury housing is a great way to widen existing disparities.	The height matters less to me than the inequality of building luxury housing, but if it was right next to my building then I would definitely not want it, because I like morning sunlight.	
6/25/2020 22:00:41	Austin Hannah	508 W Main St	No	Madison citizens have already dealt with enough gentrification. More economic development should be spent on communities which are already underserved, not more luxury condos for people moving here to work from out of state. Not to mention the fact that for students at the University or any other Madison citizen for that matter, is finding it more and more difficult to find affordable housing.	No	
6/25/2020 22:11:12	laachterhof@gmail.com	East isthmus	Yes	There is not enough housing in this neighborhood already. It's replacing a Kinkos for gods sake. If you don't want this type of development this close to the major downtown area you should think twice about where you want to live. Also, housing is not affordable here anyway	No	
6/25/2020 22:21:39	Sophie	2 Yellowstone Ct	No		No	

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6/25/2020 22:52:44	Hancock Center / Laura F	16 North Hancock St., Ma	No	I've been working at the Hancock Center for Dance/Movement Therapy at 16 North Hancock St. for over 32 years. I highly value the character and preservation of the James Madison Park Neighborhood, it's human scale homes and gardens, the shade trees canopy, affordable housing, mixed use properties and pedestrian friendly streets. I am strongly adverse to razing unique, historic and beautiful old structures. I am adverse to erasing irreplaceable character that appeals not only to its resident and business owners and renters, but to the very people who like to visit Madison for its funkiness, who week to live here because it's close to the Capitol and campuses and affordable. I am opposed to creating precedence for elite and unaffordable high rise buildings that are not family friendly nor in the same character with the neighborhood as it is. It breaks my heart that our neighborhood would become victim to another unimaginative and invasive concrete jungle. The benefits for the developers are obvious. But is it really so beneficial to our isthmus community? And I wonder how this sort of 8-10 story development could possibly be sustainable if it were to be multiplied for all the blocks throughout the old neighborhoods of our tiny isthmus communities, the historic places of Madison's beginning. That being said, in the name of density infill, there are certainly other approaches for adding residences. If new developments were approved they don't have to be elite or more than 4 or 5 stories. They don't have to take away the canopy. I would like to see more opportunity for neighborhood planning that involves the underserved and longtime residents, the renters and coop members, the individuals who think out of the box and of climate issues, for example.	No	Thank you!!
6/25/2020 23:08:02	Alyssa	North/East Madison	No	No to the condos!!	No	Do not gentrify East Madison anymore!!
6/25/2020 23:45:00	Gillian Drier	25 East Gorham Street, A	No	Stop gentrifying and destroying our neighborhoods. Rent prices are increasing at an uncontrollable rate. You are ruining lives by continuing to build, large, unsightly, and high rent sky rises in Madison.	No	
6/26/2020 0:13:22	Adam scott	Former resident of 1141 J	No	Proper steps need to be taken to ensure that an affordable stock of housing that retains the character of the neighborhood remains available. I support increasing density along primary transit corridors, but affordability to discourage displacement must be addressed.	No	
6/26/2020 5:52:57	Zoe Thedens	1101 e miffilin st	No	Its already getting so crowded down here. And dark. All of these new developments are so tall they cover any sunshine trying to peek through. We dont need another eyesore. Restore old buildings already put in place.	No	Also we dont have any affordable housing. My working class home makes too much for income based housing thats near us and not enough to live in any of the regular housing in these buildings. Its not fair or logical
6/26/2020 6:44:27	Amy	409 E. Johnson St.	No		No	
6/26/2020 7:23:28	Maggie Meyer	409 E Johnson	No		No	
6/26/2020 7:26:55	Madelyn Hettinger	22 S Franklin St, Apt 2	No		No	
6/26/2020 8:12:12	Deon Green	1161 petra pl apt. 3	No		No	
6/26/2020 8:25:27	Ash Lyke	Badger Road/South Side	No		No	
6/26/2020 9:13:40	Emma Minkoff	2011 Atwood Ave	No	It would demolish affordable housing and not replace it, tower over our homes and block sunlight, and further gentrify the neighborhood. These are luxury rental apartments right across the street from the homeless day shelter.	No	
6/26/2020 9:37:38	Juli Wagner	S. Franklin St owner resid	No	Improving the Klinke site is a positive, but do not support this form.	not this block site, centered in established residential area, does not integrate. It would better integrate as part of Brayton lot plan done previously.	Add 7AM and 5PM to shadow study points, since many are home at those times with work considerations.
6/26/2020 10:03:05	Zachary Pace	N Livingston St	No	Madison needs actual market-rate housing, not another high-price development. Madison renters have been assured time and again that new development will reduce housing costs, but the exact opposite has happened. Moving to Madison as a young person without a high-paying tech job is no longer affordable (the one-bedroom apartment on the near-side I rented when I started graduate school 6 years ago for \$680/mo is now over \$900!), and yet we are expected to believe that the solution is more high-rise construction. High-end development hurts the middle class. The proposed project at 414 E Washington is completely unlike the Galaxie, Constellation, or 700 East developments, in that it directly abuts smaller (two and three-story) homes, rather than similarly-sized buildings or green space. This will keep the neighborhood in shadow, and tacitly allow an arms-race of redevelopment. This project must present real solutions for affordable housing: the existing residential capacity within the project footprint must be preserved, at a comparable price and quality to existing rental options. Without this concession by the developer, the 414 E Washington project is a non-starter.	No	
6/26/2020 11:38:17	Brel Hutton-Okpalaeke	2117 Linden Ave	No		No	
6/26/2020 12:28:25	Moira Chiu	400 block of W Johnson S	No		No	
6/26/2020 12:32:31	Carlin Sadowski	Near state st	No		No	
6/26/2020 12:34:31	Lily Allison	Tenney/Maple Bluff area	No	Stop removing affordable housing! We don't need more multi unit buildings, we need to maintain and repair what is already in place.	No	
6/26/2020 12:35:40	Keni	415 e Washington	No		No	
6/26/2020 15:18:09	Freya Hambrick	1417 Williamson St #2 M	No	We need more affordable housing, not another huge highrise that raises the rent of everyone around it. The fact that Madison continues to prioritize gentrification of our neighborhoods during a global pandemic and depression is disgusting.	No	
6/26/2020 15:39:55	Abigail Barnes	646 E Gorham St.	No	This is a historic district and architecture should reflect that - this will set a precedent for future high rises in the neighborhood. Any new proposed apartment housing should also include a mandatory % of low-income units and be LEED certified.	This is a historic neighborhood and will stick out like a sore thumb architecturally and will be an eye sore for the neighborhood.	
6/26/2020 16:06:48	Nathan Haimowitz	9 Gerry Ct. Apt I	No		No	
6/26/2020 16:43:33	Dan Row	409 E Washington Ave	No		No	This is a terrible idea!!! Strongly against!

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6/26/2020 16:51:33	keifer b gross	15 north Franklin street	No	I don't want to live across the street from a large construction project for however long it takes to build and I really don't want large ugly buildings covering the whole of East Wash in a blanket of shade. Madison has such a unique collection of smaller individual buildings. If we need to expand housing do so with more places like state street, where the neighborhood can grow closer together.	No	
6/26/2020 17:00:10	Maxwell Swift	12 N Franklin st, apt 2 Ma	No	This is naked gentrification, and you should be ashamed of yourselves for even thinking about approving it. This building would eliminate affordable housing for many families, and force people to move farther away from their lives and livelihoods just so people who can already afford housing in other areas are able to live slightly more conveniently. Don't waste anyone's time with the "more housing means more supply, which will reduce prices overall" nonsense you'd like to con everyone into thinking. History has shown the only result of displacing this many people is no reduction of housing need, and entire blocks of families without homes. Housing needs to be treated the way it affects people's lives: it's the rock upon which their lives stands. It's not just property to be traded and destroyed for profit, like Nintendos and garden tools. Shame on you.	only if it has affordable housing in it	
6/26/2020 17:37:26	Sarah Oren	7 Hawks Landing Cir Verc	No	New housing developments should be affordable for the neighborhoods in which they are being built.	No	
6/26/2020 17:50:10	Genevieve Decker	17 N Franklin St, Madison	No	I have lived in this neighborhood for six years. The proposed high rise is disruptive to the character of this neighborhood and does not fit in with the sense of community that makes it a great place to live.	No	
6/26/2020 17:52:30	Ellen Wanninger	17 N Franklin St, Madison	No	This development is will destroy the character of our neighborhood and will further reduce the short supply of affordable housing in this in demand area. Do not approve this project!	No	
6/26/2020 17:55:19	Faith	Dane County	No		No	
6/26/2020 19:24:10	Katherine Van Gheem	8121 Walden Glen Court	No		No	
6/26/2020 19:50:09	Lena Simon	Mansion Hill	No		No	
6/26/2020 19:58:11	Christy Petrilli	E Dayton St	No	This city is flushed with unaffordable housing. We don't need more.	No	
6/26/2020 21:11:16	Jess Draws	3212 Bluff St #1, 53705	No	Absolutely do not put up another high-rise in Madison Wisconsin. We are already in an affordable housing crisis. Even if this high rise set aside a percentage for affordable housing, it would not be sufficient or enough. If the existing buildings were destroyed, it would need to be completely affordable housing for me to agree with this.	No	
6/26/2020 21:21:09	Richie Breidenbach	N Brearly St	No		No	
6/26/2020 21:39:23	Amanda Scheuer	617 Worthington Way, W	No		No	
6/26/2020 21:42:01	Abby Davidson	Bay Creek	No	I'm by no means a NIMBY, but something like 3-6 stories would be more appropriate in this location given the scale of the other residential in the neighborhood. I actually live two houses in from a 4 story building and it's fine, but a 10 story building would be a bit much.	No	It would be pretty easy for them design-wise to reduce the height of the building by a few stories. It happens all the time. It's way easier to just cut out a few stories than to abort mission when hundreds of hours of design work have been put in already. So if the main issue is just the height (I haven't looked into other potential issues) the developer might prefer to cut their losses by compromising with a shorter building.
6/26/2020 22:25:30	Samuel Marrese-Wheeler	W Open Meadow Parkwa	No		No	
6/26/2020 22:27:38	Cory Sprinkel	Basset	No	Preserve the character and affordability of this neighborhood. Focus on forms of development rooted in equity and sustainability.	No	
6/26/2020 22:35:07	Jenna Mann	Tenney-Lapham Neighbo	No	Madison needs to stop allowing big apartment complexes like this to be built unless you establish rent control. You have to head this off and prevent it BEFORE we turn into the next Chicago/Portland/Seattle.	No	
6/26/2020 23:31:47	Zoe Alexandra Hansen	225 E Lakelawn Pl	No		No	
6/26/2020 23:57:47	Sara Triggs	225 E Lakelawn Pl	No		No	
6/27/2020 6:43:43	Gwen Kelly	Ambrosia Cooperative	No		No	
6/27/2020 10:07:15	Madelyn vogel	19 n Franklin st	No		No	
6/27/2020 11:12:31	Rachel	120 N Franklin st. Madiso	No	Please redevelop for a smaller building. Or don't build it at all. We have SO many vacant apartments in high-rises in Madison, building more right now is absurd, especially a massive one. Also please for the love of god, have enough parking for EVERY tenant and require it. The street parking on Franklin is absolutely horrid and you're only going to make it worse for all of us. Also also, please don't take away my neighbors' sunlight. :(	No	
6/27/2020 11:15:34	Alyssa	129 , North Franklin Stree	No	Please we don't need more of these in our neighborhood. If you want high buildings move away from the downtown area	No	
6/27/2020 11:28:23	David	Franklin	No		No	
6/27/2020 11:32:34	Margot	N Franklin street	No	We need more affordable housing, and low income housing to help working Families. This is not what we need	No	

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				<p>This building is a bad fit for the neighborhood and will be a nuisance, increase prices, traffic and congestion.</p> <p>The proposed building is too large and will reside directly next to housing with no large gaps in between. Similar buildings in Madison have roads, alleys and smaller commercial spaces creating a gap between the residence and the building. This is an unsightly design and is counter intuitive to the nature and character of the neighborhood. Other newer apartments on East Washington are not directly next to housing developments. The Constellation, Galaxie and Lyric apartments have large green spaces with Breese Stevens and Reynolds park adjacency and have roads in between these buildings and nearby houses. This leaves breathing room and helps preserve the neighborhood areas without infringing on them. The proposed 414 site does not have this space. The Lyric apartments at 1010 East Washington Ave also use a tiered system in the back of the building, however at the Lyric it is 3 stories instead of the 7 stories at the proposed 414 site. The overall height of 414 would be too high. This building will be a nuisance to look at and block the beautiful view of Saint Patrick Church.</p> <p>Traffic will increase in an area with heavy foot traffic and too many cars already. Mifflin Street intersects this area and is used as a bike lane and there is too much congested traffic intersecting it making it dangerous to bikers and pedestrians.</p> <p>A new building of this scale will reduce parking in an already difficult to park neighborhood, even if underground parking is included because of increased visitor traffic. The James Madison Park neighborhood is an affordable beautiful neighborhood that is modestly priced for lower income people to live in Madison and they cannot easily afford extra parking.</p> <p>Building luxury apartments does not help address the housing difficulties of those in Madison, WI. Contrary to the belief that any housing helps a shortage, luxury housing attracts other high earning households and displaces lower earning households. Many developers may try to explain a process of "filtering" where newer buildings are slowly filled with lower earning households. This process is too long, upwards of 30 years and may not even be relevant considering today's economic situation. Consider this infographic from the Council of Community Housing Organizations <a href="https://www.sfcho.org/blog/2018/12/5/the-filtering-fallacy">https://www.sfcho.org/blog/2018/12/5/the-filtering-fallacy</a></p> <p>Luxury housing does not mean high quality long lasting apartments, but a premium price on a high rise in a central location. These buildings may not be of high quality in their construction.</p> <p>If the developers are serious about building in this spot they should consider a 4 story building with low income housing. This would fit both the character of the neighborhood, remove the shade issue and help address Madison's housing issues.</p>		
6/27/2020 12:51:34	David Neuman	117 North Franklin St. #3	No		No	
6/27/2020 13:11:49	Katherine A Styer	20 n. Franklin st.	No		No	
6/27/2020 13:51:21	Miranda Elizabeth Smith	117 N. Franklin St., Madis	No		No	
6/27/2020 13:54:41	Brynna Lunde	109 N Hancock St Apt 3	No		No	
6/27/2020 13:56:34	Taryn	109 n Hancock	No		No	
6/27/2020 14:06:35	Raea Freund	Langdon area, will be livir	No		No	
6/27/2020 14:12:01	Catherine	Downtown	No	Madison has enough gentrification already. We should be prioritizing affordable housing for ALL.	No	
6/27/2020 14:28:42	Eileen Castro	945 Dayton Dr. #8 Galest	No		No	
6/27/2020 14:47:23	Tyler J Hanson	403 East Johnson Street	No		No	
6/27/2020 14:59:41	Collin	141 S Hancock	No		No	
6/27/2020 15:21:56	Aman Abhishek	Langdon St	No	Not in favor of constructing the high rise bullshit building	No	
6/27/2020 15:34:32	Michael Davy	Downtown	No	Make affordable housing for residents	No	
6/27/2020 15:46:10	Vanessa Avila	130 N. Hancock Street, 5'	No	Maintain affordable housing!!!	No	
6/27/2020 15:46:45	Mike Vasen	438 W Doty	No	Obvious gentrification happening all over Madison's Eastside. Needs to stop.	No	
6/27/2020 16:02:03	Lilly Scott	500 N fair oaks ave	No	I do not approve to this building because of the negative impacts on our community. We don't need more apartments to push out the people who have been living here their whole life.	No	
6/27/2020 16:33:25	Alexander Galas	318 E Mifflin	No	My main issue is the design- the building should reflect the historic character of the buildings on Mifflin Street and Washington. The building is much too modern looking and will be an eyesore.	No	
6/27/2020 16:38:19	Cassidy Rice	Washington, DC	No	DC is the capital of gentrification and segregation. Let's not make the same case with Madison.	No	
6/27/2020 16:44:26	Amelia Brichford	404 E Washington Ave. #	No	I don't feel the proposed building is necessary or aesthetically appealing.	No	
6/27/2020 16:52:57	Katelyn Mauel	1022 w Johnson st	No		No	
6/27/2020 16:56:09	Lee	225 E Lakelawn Pl	No		No	
6/27/2020 17:07:07	Autumn smerlinski	Madison	No		No	
6/27/2020 17:26:42	Finley	Schenk-Atwood	No		No	
6/27/2020 17:54:50	Paulina Baker	1149 Petra Place	No	It will change the entire neighborhood negatively	No	
6/27/2020 19:25:25	Luna	Dayton House	No		No	
6/27/2020 19:45:20	Emma	22 N Franklin St	No	Keep Madison affordable!!!	No	
6/27/2020 20:09:09	Brandy Wilcox	Tenney Lapham	No	We don't need another luxury high rise. We need affordable housing that can serve the residents of Madison instead of driving them further out of the city to find reasonably priced living accommodations.	No	
6/27/2020 20:13:41	Jenna Moss	W Washington	No	This is gentrification.	No	
6/27/2020 20:18:37	Heidi Hakseth	209 E Mifflin	No		No	
6/27/2020 20:20:44	Matthew	502 East Main Street	No		No	
6/27/2020 20:59:01	Alex Wendricks I	James Madison Park Neig	No	This is absurd, Madison does not need these types of development. We need community based investments and affordable housing this will further economic divides in the community.	No	
6/27/2020 21:14:07	Amy	Mansion Hill	No		No	
6/27/2020 21:28:20	Liel	347 w Doty st	No		No	
6/27/2020 21:59:39	Jason Bunke	Bassett neighborhood	No		No	
6/27/2020 23:05:34	Hannah Schelb	115 North Hancock st	No	N/a	No	
6/27/2020 23:26:23	emma	w johnson	No		No	

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6/28/2020 8:35:34	Debby James	Tenney neighborhood	No	Waaayyyyyy too big for this neighborhood!!	No	
6/28/2020 9:46:15	Jess	835 Jenifer st	No		No	
6/28/2020 10:51:50	Maria	In the neighborhood	No		No	
6/28/2020 13:50:08	Oliver Meldrum	225 E Lakelawn Pl	No	I support more housing, but it should not be luxury, and instead be affordable housing.	No	
6/28/2020 15:12:52	Michelle Jolly	404 E Wilson St at S Han	No	I don't fee this height should be allowed past Blair St on E Wash, but could work after the 600 block.	No	
6/28/2020 15:21:29	Brady Zbikowski	25 N Franklin St	No	I do not in any way support the construction of high rise apartments anywhere near James Madison Park.	No	
6/28/2020 17:38:19	lauren	Tenney/lapham	No		No	
6/28/2020 18:02:30	Ha Mai	N Blair & E Dayton	No		No	
6/28/2020 18:09:15	Patrick Mayer	201 N Blair	No	Madison doesn't need another high rise luxury apartment building	No	
6/28/2020 18:22:08	Rick A Strickland	Westmorland	No	We need affordable housing downtown, not luxury high-rise	No	
6/28/2020 18:52:08	Sam Hanson	James Madison Park Area	No		No	
6/28/2020 18:55:39	Kielyn Kapugi	James Madison Park neig	No	Sunlight and housing should not be a luxury. These buildings will destroy Madison communities across the city.	No	
6/28/2020 18:57:00	Jeanne	9 Frederick Circle	No	Please stop building luxury apartments and focus on affordable housing in the capitol area. It's the right thing to do,!	No	
6/28/2020 19:41:21	Gretchen	Willy Street	No		No	
6/28/2020 19:42:45	Noah Henson	1709 onsgard road apt. 8	No		No	
6/28/2020 20:03:57	Samantha Kruckenber	215 East Mifflin Street	No		No	
6/28/2020 20:27:40	Grace	2890 Holborn Circle	No		No	
6/28/2020 20:45:29	Elizabeth Nachman	642 State Street Madison	No		No	
6/28/2020 21:13:09	Paul cunningham	20 Edwards. St So. Portla	No		No	
6/28/2020 21:42:18	Chelsea Holman	James Madison Park	No		No	
6/28/2020 21:42:31	Tessa Bemis	409 E Johnson st	No		No	
6/28/2020 21:42:38	Julia Oanes	409 e Johnson st	No		No	
6/28/2020 23:08:19	Monica Ruppert	20 N. Blair Street	No	Keep AFFORDABLE housing options and LIGHT in this area! The large nature of this building would destroy the latter, and further gentrify the area and drive up rent prices.	No	
6/29/2020 7:04:36	Kate Becker	Tenney Lapham	No		No	
6/29/2020 8:13:14	Kyle	1580 boulder way	No		No	
6/29/2020 8:29:49	Suzy	James Madison Park	No		No	
6/29/2020 8:40:58	Joshua cota	1905 burtin st	No	Please dont build here.	No	
6/29/2020 9:05:55	Alyssa Blair	Sun Prairie	No		No	
6/29/2020 9:09:20	Venkat	133 N Butler St Apt 1	No	I do not approve of this construction.	No	
6/29/2020 9:11:10	Nick	Sun Prairie	No	I'm a college student who plans to move to Madison once I graduate. I'm concerned my plans will be ruined once this is built as it will most likely increase housing prices and I'm worried about how it will change the community.	No	
6/29/2020 9:15:01	Abigail	Gorham St	No		No	
6/29/2020 9:20:28	Anita Paradzikovic	209 Sunset Circle, Colum	No		No	
6/29/2020 9:39:37	Ryan	Heritage heights	No	That building is way to tall. We definitely need to stop destroying downtown madison with expensive highrise apartments. I can't afford to live anywhere near down down anymore, and I'm a fairly well paid engineer.	No	
6/29/2020 9:46:04	Claudia	809 E Johnson St	No		No	
6/29/2020 9:52:37	Jackson Gundlach	734 East dayton street	No	You're ruining the isthmus, ruining the view of the capital driving up East wash, forcing working class industry workers out of downtown, bringing in predominantly rich white people who don't even work downtown. Ugly building too who designs this shit. Get a new fucking architect.	No	
6/29/2020 12:32:07	Sarah Bownds	First Settlement	No		Too tall for the neighborhood feel of the residential ring around the capital. Keep taller buildings further down east wash (and thereby downhill)	
6/29/2020 13:43:03	Damon Bates	15. N Hancock St	No	This proposal sounds like it would destroy the character of the neighborhood in a way that cannot be reversed. And the neighborhood is already expensive enough. If this goes through I will be moving out of the area next year.	No	
6/29/2020 13:48:18	Kyrach	Downtown/Landgon neigt	No	I absolutely do not agree with this expansion. Madison has been gentrifying more and more through the years, raising property taxes, and kicking Madisonians out of their homes to tear them down. This is bad for our people, and our enviroment.	No	
6/29/2020 13:59:11	Danielle	tenney-lapham	No	Stop building ridiculous high rise buildings that cost more than what anyone can actually afford. We need REAL, SUSTAINABLE housing, not cheaply built high rises that cost \$2000/a month. Rental life in downtown Madison is disgusting.	No	
6/29/2020 14:14:09	Nathan Fredrickson	Wil-Mar neighborhood	No		No	
6/29/2020 14:29:57	Laura Martinelli	Madison	No		No	
6/29/2020 16:27:35	Patricia Speara	Willy Street	No		No	
6/29/2020 16:57:03	David Gold	410 E Washington Avenue	No	I'm already moving in August, so my opposition is not about my current building being demolished. I've lived in this neighborhood for six years, and think a high-rise would be very detrimental to the sense of community in the area and the future is affordable housing.	No	
6/29/2020 17:15:47	Jacob carothers	First settlement	No		No	
6/29/2020 17:56:58	Alex Coutis	512 East Johnson	No	Fuck you for even CONSIDERING this project your bloodthirsty, relentless, inconsiderate, irate pieces of scum.	No	
6/29/2020 18:11:58	Gao Youa Vang	120 N Franklin St	No		No	
6/29/2020 18:32:16	Lincoln Brennan	512 E Johnson	No	This proposed construction would be a grave oversight and adversely impact a large and historically diverse neighborhood.	No	
6/29/2020 20:02:55	Mason Flanagan	225 E. Lakelawn Place	No	Please do not build another expensive high rise. Instead instead invest in community housing and community support	No	
6/29/2020 21:04:03	Lynn Hanson	Mcfarland	No		No	
6/29/2020 21:23:17	Maddy	W Main St downtown Mac	No		No	
6/29/2020 21:36:04	Alyssa	Wil-Mar	No	This area needs to consider affordable housing, not luxury units	No	

Timestamp	What is your name?	Where do you live? (Address and/or neighborhood)	Do you approve of this development in its current form?	Comments	The proposed site of this development is zoned for a 10-story building. Do you think that is an appropriate height for the James Madison Park Neighborhood?	Comments
6/29/2020 21:43:12	Anthony Verbrick	123 N. Franklin St. #2	No	1. The building looks like a hack architect copied an outdated big city design. 2. I've lived in this neighborhood and raised a son over the last 11 yrs. It's got character, charm and young families looking to be closer to downtown. I am for urban development, but I am also for the developers using common sense. The size of the building directly reflects the egos involved. Why can't build a 3 story brownstone that fits in with the aesthetic of the neighborhood? I would be for that. This ugly, harsh, dated monstrosity is gross. Always looking for the paycheck and never looking to build community. That's what we need to start looking at.	No	Please understand the beauty in neighborhood preservation. Do the right thing. If you had the chance to place a wart that would jutt out 3 inches off your face would you do it? That's how I approach this.
6/30/2020 1:19:45	Christopher Carlo Celi	Tenney-Lapham	No		No	
6/30/2020 8:39:20	Margaret Nilsen	420 W Gorham st	No		No	
6/30/2020 9:39:11	Gino	Tenney Lapham	No		No	
6/30/2020 10:05:19	Jim Skrentny	511 E. Main St.	No	The development is incompatible with the surrounding residential neighborhoods. It dwarfs the 2 and 3 story homes on both sides of E. Washington. It negatively affects the capitol view when approaching the the downtown. Its architecture is unremarkable and doesn't warrant any bonus stories. It should NOT be approved.	No	The residents of that neighborhood should work with their alder to fix this incompatible zoning and develop a local historic district for the area. Historic buildings in the neighborhood should be nominated for local landmark status.
6/30/2020 11:40:38	Demeter	Greenbush Neighborhood	No		No	
6/30/2020 13:38:47	Dave Schwab	20 N Franklin St	No		No	
6/30/2020 17:08:47	Alexandra Demers	15 N Hancock St	No	This building is ugly. It will block sunlight, drive up rent, and mar the character of the neighborhood.	No	
6/30/2020 17:28:59	Natalie Banas	14 S Franklin St (just acro	No	This is unacceptable and would absolutely be a blight on the neighborhood. Madison's charm is in its "house culture," and building such a high rise is absolutely inappropriate for a neighborhood so close to the Capitol. I DO NOT want this high rise to take over my neighborhood.	No	
6/30/2020 17:47:27	Kele Carraher-Quinteros	Main Street	No		No	
6/30/2020 18:11:31	Beatriz Cosenza	Eagle Heights	No		No	
6/30/2020 19:01:05	Catherine Anderson	Just off campus	No		No	
6/30/2020 19:13:49	Cole Wohler	404 Algoma St Madison, W	No	We need affordable housing in downtown Madison. Enough of this gentrified garbage that most people who have lived here their entire lives cannot afford. The younger, lower-class citizens of this city are make up the soul and culture of downtown. This is a housing project that coasteie kids can afford with their upper class parents footing the bill. Unacceptable.	No	
6/30/2020 19:31:31	Kunling Huang	22 North Franklin Street	No		No	Thank you very much!
6/30/2020 19:50:36	Jason Ocker	Rocky Bluff	No		No	
6/30/2020 20:53:43	Jessica Kath	Langdon	No	There is a reason buildings aren't that tall in this neighborhood. The Madison downtown area and campus adjacent areas have lost much of their character and diversify due to high rise, expensive, modern apartments.	No	
6/30/2020 20:54:50	Karthik Krishnamurthy	1218 McKenna Blvd	No	How about we provide more affordable housing instead of luxury condos? My friend lives in the area and is afraid of getting priced out	Don't know enough about the issue	
6/30/2020 21:25:38	Aman Mital	10 N Livingston St	No	Since this will impact residents of the neighborhood, it's important that they be provided adequate notice and opportunities to attend relevant meetings, especially during the current health crisis.	No	
6/30/2020 21:37:35	Grace Welham	Regent Neighborhood	No	I oppose this development. It's way too big. We need fair housing in Madison.	No	East Washington Ave has changed a lot in the past decade. None of it has addressed affordable housing in sufficient ways. Please address this now. Also, the people living around the new building would like to see the sun for more than a couple hours each day. Make the building shorter.
6/30/2020 22:06:39	Sofia Brichford	404 E Washinton Ave. Ap	No	The neighborhood needs more affordable housing options, not luxury apartments.	No	
6/30/2020 22:15:06	Mariah Renz	23 N. Franklin St.	No	I have owned my home for almost 10 years. I love this neighborhood because of the diversity of people who live, work, study, eat, drink, walk and enjoy all the amenities of being close to our state Capital and downtown. When a development like this goes up I believe we need to be very careful how it integrates into our community. This development needs to be at a scale that fits with the rest of the homes in the neighborhood and should consider the needs of those who have historically lived here.	No	
6/30/2020 22:17:16	Helen Beutler	Atwood neighborhood	No	There are too many high rises in Madison already! Building in the James Madison Park neighborhood should be scaled to fit with the existing buildings, not completely change the character of the area.	No	
6/30/2020 22:29:17	Anna Nadon	2 Sauk Creek Circle	No	Madison doesn't need more luxury high rises. It needs more affordable housing and buildings with character.	No	
6/30/2020 22:34:11	Ben Saltzman	Fitchburg	No	The residents weren't given enough time to know about this, and we must work on living spaces for those with less money right now, not more!	No	
6/30/2020 23:07:55	Christine Chang	Chicago IL	No	Madison doesnt need another overpriced building. That's right downtown and there are students who could do with options that are affordable. Not unnecessarily expensive.	No	I'm an alumni of UW Madison, and I used to live on State St, just at the starting tip (across Med Cafe). There's plenty of things that can be improved about the city and campus in general, and the biggest thing is unnecessary luxury apartments and lack of affordable housing, just in general, not just for students. It's madness.

Timestamp	What is your name?	Where do you live? (Address and/or neighborhood)	Do you approve of this development in its current form?	Comments	The proposed site of this development is zoned for a 10-story building. Do you think that is an appropriate height for the James Madison Park Neighborhood?	Comments
7/1/2020 0:55:29	JOSH	West side	Yes	we don't need more rich bullshit downtown	No	Seriously stop with this gentrification. Its terrible and serves no one. Downtown is already too expensive to live in anyway

To : Urban Design Commissioners  
From: Homeowners, Franklin Street, Madison, WI  
Date: July 29, 2020  
Subject: 414 E. Washington Ave LZ Ventures Proposal

Dear Commissioners:

Many people living in the James Madison Park neighborhood have never had a chance to weigh in on how our neighborhood should be developed - or even if it should be redeveloped. We need city officials to reconsider not just whether new developments should be 8 stories or 10; we need them to reconsider rezoning our neighborhood to allow developments that seamlessly merge with the scale of our community.

To increase public awareness and feedback members of the 414 E. Washington Steering Committee developed and disseminated the below survey and solicited comments from people throughout the isthmus focusing on the affected neighborhoods. We received 298 responses between June 24, 2020 and July 29, 2020. Please find a summary of these responses below and a detailed spreadsheet of comments attached.

Here are some highlights from the responses:

1. 99% of respondents do not approve the development in its current form
2. Most submitted comments raising the issue of height, shadowing, and scale as they relate to the surrounding historic neighborhood.
3. Many respondents find the architecture aesthetic unappealing and out of touch with neighborhood character.
4. Non-replacement of affordable housing is a significant concern, and especially irresponsible during the Covid-19 pandemic and social unrest.

In conclusion, we ask the Urban Design Commission to:

1. Reject bonus stories
2. Addressing the architectural design as it related to the character of the surrounding historic neighborhood (scale, mass, set-backs)
3. Consider updated Shadow Study

Thank you for your time and consideration.

Sincerely,

Andrea Fresen (Member, Avalon Cooperative Housing, 20 N. Franklin Street)

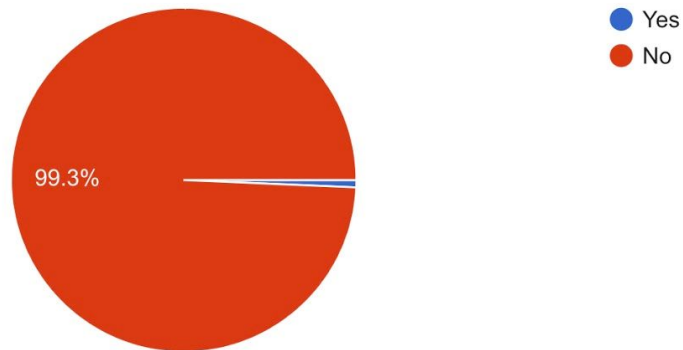
Dave Schwab (Member, Avalon Cooperative Housing, 20 N. Franklin Street)

Mariah Renz (Owner, 23 N. Franklin Street)



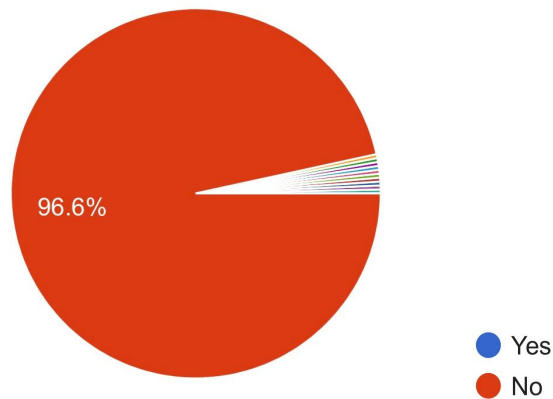
Do you approve of this development in its current form?

293 responses



The proposed site of this development is zoned for a 10-story building. Do you think that is an appropriate height for the James Madison Park Neighborhood?

294 responses



Of the 159 comments most spoke to preserving the character of the neighborhood and disapproved of the development in its current form. These were some of the most common issues raised:

1. The scale and mass of the development
2. Shadowing from the excess height
3. Upsetting the character and historic nature of the neighborhood
4. Lack of consideration for affordable housing
5. Luxury apartments and gentrification of the neighborhood

Of the 298 responses 160 people commented on the proposal , 51 responses related to scale, mass, excess height, character, neighborhood rhythm and design. Please read the attached comments. At the end are highlights from the other 109 comments.

## COMMENTS PERTAINING TO UDC

1. I do not support this high rise development in our neighborhood, it is important to preserve the character and integrity of smaller buildings and affordable housing. -Alex Einsman
2. I am adamantly opposed to this development. As a current resident of the neighborhood, it is blatantly obvious to me that a 10-story building is way too large. This area already has major parking constraints and cannot support this many new residents, even with a parking garage. The proposed building is massive in comparison to the other buildings in this area and would be an eyesore. I am concerned that the known and documented contamination on the building site could pose a significant health risk to residents of the area. Also, it is absolutely crass and thoughtless to even suggest a rooftop swimming pool that overlooks the homeless shelter on N. Hancock St. This fact alone speaks volumes of the carelessness of the developer. Lastly, I am completely disgusted by the behavior of Joe Martino who (as I understand) volunteered to submit a letter on behalf of the neighborhood steering committee, which was not representative of the views of the actual residents of the neighborhood. My understanding is that Joe Martino misrepresented his identity to the steering committee members and did not disclose his former employment with JP Cullen & Sons and current employment with CoolSys HVAC Systems. As I understand, both of these companies have a vested interest in the design being approved by the City of Madison. If my understanding of this situation is accurate, Martino's actions are fraudulent and potentially illegal. The last thing that the City of Madison needs during a global pandemic and period of unprecedented unemployment is MORE luxury apartments that only financially benefit the developers, not the taxpaying citizens of this city. I support redevelopment that is size-appropriate for the lot and neighborhood if it provides desperately needed affordable housing. -Kendall Poltzer
3. I dislike the development on E. Wash and downtown around Johnson/State especially. The city is losing all its character. These streets no longer look like Madison.-Kristine Harrison
4. doesn't fit with the neighborhood! -Bob Klebba
5. 8 stories is enough. -Sean Kelly
6. The current elevations as shown do not conform to the design guidelines for the James Madison Park neighborhood. Further traffic studies need to be conducted to understand impact of street parking for 4 block zone around site. More affordable units need to be included to provide equal opportunity for housing for Madison's young, growing population. While I agree with some of the statements listed on the steering committee report, I believe there is a way to design a facade which integrates with the higher traffic corridor of East Washington Street as well as Franklin and Hancock; IE stepping the facade down from ~8 stories along E.Wash to 4 stories along Franklin and Hancock. -Katherine E Stowell
7. I've been working at the Hancock Center for Dance/Movement Therapy at 16 North Hancock St. for over 32 years. I highly value the character and preservation of the James Madison Park Neighborhood, it's human scale homes and gardens, the shade trees canopy, affordable housing, mixed use properties and pedestrian friendly streets. I am strongly adverse to razing unique, historic and beautiful old structures. I am adverse to erasing irreplaceable character that appeals not only to its resident and business owners and renters, but to the very people who like to visit Madison for its funkiness,

who week to live here because it's close to the Capitol and campuses and affordable. I am opposed to creating precedence for elite and unaffordable high rise buildings that are not family friendly nor in the same character with the neighborhood as it is. It breaks my heart that our neighborhood would become victim to another unimaginative and invasive concrete jungle. The benefits for the developers are obvious. But is it really so beneficial to our isthmus community? And I wonder how this sort of 8-10 story development could possibly be sustainable if it were to be multiplied for all the blocks throughout the old neighborhoods of our tiny ithmus communities, the historic places of Madison's beginning. That being said, in the name of density infill, there are certainly other approaches for adding residences. If new developments were approved they don't have to be elite or more than 4 or 5 stories. They don't have to take away the canopy. I would like to see more opportunity for neighborhood planning that involves the underserved and longtime residents, the renters and coop members, the individuals who think out of the box and of climate issues, for example. -Hancock Center / Laura Rogers

8. Proposed project is much too massive and out of touch with the rhythm of the neighborhood. -Steven A. Rubin
9. This is totally out of touch for the neighborhood. Not needed at all. -Nick Nice
10. I am not opposed to a large building in this neighborhood or even in this location. I just feel that the only city interest it fulfills is increasing housing density. It fails to address affordability, diversity in housing choices, viable locations for businesses, traffic congestion, and adding visual interest to Madison's skyline.-Anthony Brylski
11. Don't put this here. We don't want or need it. -Bennett Johnson
12. What an eyesore. People don't deserve to miss the sun for most of the day. There are too many high rises as is. Just another building that will raise to median price to live around there and drive our students/industry workers and people of color out of a shrinking affordable pool for renting. -Glenn will
13. Too tall. Hearing how tall buildings were prevented in San Francisco had both positives for the neighborhood but negatives as it prevented development, I wondered how I would feel. I work in the Galaxy building and have a relationship with the surrounding neighborhood. While the Das Kronenberg is tall, that is 6 stories. This building is almost double that is surrounds smaller buildings closer together. -RYAN PATRICK SMALL
14. 10 stories high is ridiculous. why push this through without public meetings? we have a right to speak. covid 19 pandemic should be a time to delay projects until the public can speak. if you are against commentary then you are against madison. we are a community. -connie benell
15. Please do not approve this highrise! I am an Madison Community Cooperative member who was involved with the purchase of a house on Hancock Street. This development would go up immediately next door and dramatically negatively affect the quality of life of our members.-Jacqueline Schmitt
16. Both the scale and design seem to be at odds with the neighborhood. -Erin Leary
17. It is too tall and does bit fit in with the neighborhood -Meagan Porter
18. It's too tall, completely out of character and the historic homes should be saved in place. This type of project belongs closer to the square or nearer the 800 blocks of E Washington Ave. This use will be disruptive to the neighborhood and increase parking pressures (in one of the worst Residential Parking Permit areas in the city) for those who live here and don't have driveways or garages. -Brenda Konkel
19. Leave these neighborhoods alone. No high rises. This will remove affordable housing that is needed in the downtown area. -Brittany Sachs

20. I support reconsidering this development. This type of building is out of character with the rest of the neighborhood. This kind of development must blend more seamlessly into the culture already established in this neighborhood. -Nicholas Ryan
21. Building housing is irresponsible/unethical right now if it is not affordable to people with more limited incomes and if it does not help create a sense of community and neighborhood connection. Luxury apartments are a HARD NO and instead money should be directed towards helping Black people own homes and creating more affordable housing initiatives. A 10-story building has NEVER served that purpose and does NOT create community. -Mia Robidoux
22. Downtown is too small for more buildings like this to get built around -Alba Rangel
23. Don't tear down beautiful old houses to build something ugly that gentrifies the neighborhood! -Archie
24. This type of tall buildings are swallowing our beautiful downtown and adding nothing but traffic to an already small area. -Alba
25. Our city does not need more luxury high rise apartments. It needs affordable housing within the downtown area. Do not cast Madison in another luxury shadow. -Emily Greinwald
26. The excessive building of large apartment buildings is ruining the creative character of Madison. Maintaining character and culture is very important to me for my neighborhood and those who fight to destroy houses to build cheap, money-grabbing high rises are completely out of touch with what makes Madison, Madison. Stop destroying Madison!  
-MOLLY WILLGING
27. The fact that this would demolish affordable housing and not replace it, tower over our homes and block sunlight, and further gentrify the neighborhood is absolutely reprehensible. -Jessica Goerling
28. A building of this size is not what we need in Madison right now. We need housing that is affordable, that is in line with the scale of the neighborhood, that retains the character of the neighborhood and town. Please do not allow this development to move forward.  
-Jessica Gilkison
29. I lived in two different apartments near the proposed development and am very familiar with the neighborhood and the area, the proliferation of cheaply finished, expensive high rise apartments and mega hotels in the area are not only eroding the architectural character of the neighborhood, but accelerating gentrification for one of the few remaining semi-affordable areas on the isthmus. I don't think anyone with the tech money to live in these high rises is really facing any challenge finding a variety of brand new housing options in the area. We do not need another one that not only adversely affects the neighboring properties but continues amplifying the wealth disparities in our community. I urge you to deny this proposal in favor of a building more in scale with the surrounding buildings and with a more-than-symbolic commitment to affordable housing. Madison deserves that, not another luxury high rise. -Ana Maria Vascan
30. This high rise does not belong in this area. It is unsightly and will raise rent prices.  
-Sophia Burroughs
31. This wouldn't with our amazing historical neighborhood and will only further gentrify the city, block sunlight, reduce affordable housing, ect. This will also cause further parking issues..... Huge mistake to make this apartment building. -Christina Alvarez
32. Building looks terribly out of place, blocks sunlight from surrounding houses and businesses, housing costs will rise. People will be angry and the reviews will be filled with one stars ruining the apartment's reputation. Furthermore, the apartments already built in the downtown area are known to be consistently empty because most cannot

- afford or want to live there. We know this is part one of a multiple step building process that will lead to the destruction of affordable housing and a content community. Please move apartment elsewhere, there are enough luxury apartments in the area. -Lisa H
33. It is poor design and makes no sense to put a 10-story building next to a two-story building. This is just a bad idea all around. Immediate Neighbors are against it. -Seth Nowak
  34. The thing is ugly and out of scale. Stop already. We like the nature of our small town. We have allowed too much of this gentrification that results in canyonization. Thank you. -Gay Davidson-Zielske
  35. There is not enough housing in this neighborhood already. It's replacing a Kinkos for gods sake. If you don't want this type of development this close to the major downtown area you should think twice about where you want to live. Also, housing is not affordable here anyway -No Name
  36. Its already getting so crowded down here. And dark. All of these new developments are so tall they cover any sunshine trying to peek through. We dont need another eyesore. Restore old buildings already put in place. -Zoe Thedens
  37. It would demolish affordable housing and not replace it, tower over our homes and block sunlight, and further gentrify the neighborhood. These are luxury rental apartments right across the street from the homeless day shelter. -Emma Minkoff
  38. not this block site, centered in established residential area, does not integrate. It would better integrate as part of Brayton lot plan done previously. Improving the Klinke site is a positive, but do not support this form. -Juli Wagner
  39. Madison needs actual market-rate housing, not another high-price development. Madison renters have been assured time and again that new development will reduce housing costs, but the exact opposite has happened. Moving to Madison as a young person without a high-paying tech job is no longer affordable (the one-bedroom apartment on the near-est side I rented when I started graduate school 6 years ago for \$680/mo is now over \$900!), and yet we are expected to believe that the solution is more high-rise construction. High-end development hurts the middle class. The proposed project at 414 E Washington is completely unlike the Galaxie, Constellation, or 700 East developments, in that it directly abuts smaller (two and three-story) homes, rather than similarly-sized buildings or green space. This will keep the neighborhood in shadow, and tacitly allow an arms-race of redevelopment. This project must present real solutions for affordable housing: the existing residential capacity within the project footprint must be preserved, at a comparable price and quality to existing rental options. Without this concession by the developer, the 414 E Washington project is a non-starter. -Zachary Pace
  40. This is a historic district and architecture should reflect that - this will set a precedent for future high rises in the neighborhood. Any new proposed apartment housing should also include a mandatory % of low-income units and be LEED certified.-Abigail Barnes
  41. I don't want to live across the street from a large construction project for however long it takes to build and I really don't want large ugly buildings covering the whole of East Wash in a blanket of shade. Madison has such a unique collection of smaller individual buildings. If we need to expand housing do so with more places like state street, where the neighborhood can grow closer together.-keifer b gross
  42. I'm by no means a NIMBY, but something like 3-6 stories would be more appropriate in this location given the scale of the other residential in the neighborhood. I actually live two houses in from a 4 story building and it's fine, but a 10 story building would be a bit much. -Abby Davidson

43. Please redevelop for a smaller building. Or don't build it at all. We have SO many vacant apartments in high-rises in Madison, building more right now is absurd, especially a massive one. Also please for the love of god, have enough parking for EVERY tenant and require it. The street parking on Franklin is absolutely horrid and you're only going to make it worse for all of us. Also also, please don't take away my neighbors' sunlight, :( -Rachel
44. Please we don't need more of these in our neighborhood. If you want high buildings move away from the downtown area -Alyssa
45. This building is a bad fit for the neighborhood and will be a nuisance, increase prices, traffic and congestion. The proposed building is too large and will reside directly next to housing with no large gaps in between. Similar buildings in Madison have roads, alleys and smaller commercial spaces creating a gap between the residence and the building. This is an unsightly design and is counter intuitive to the nature and character of the neighborhood. Other newer apartments on East Washington are not directly next to housing developments. The Constellation, Galaxie and Lyric apartments have large green spaces with Breese Stevens and Reynolds park adjacency and have roads in between these buildings and nearby houses. This leaves breathing room and helps preserve the neighborhood areas without infringing on them. The proposed 414 site does not have this space. The Lyric apartments at 1010 East Washington Ave also use a tiered system in the back of the building, however at the Lyric it is 3 stories instead of the 7 stories at the proposed 414 site. The overall height of 414 would be too high. This building will be a nuisance to look at and block the beautiful view of Saint Patrick Church. Traffic will increase in an area with heavy foot traffic and too many cars already. Mifflin Street intersects this area and is used as a bike lane and there is too much congested traffic intersecting it making it dangerous to bikers and pedestrians. A new building of this scale will reduce parking in an already difficult to park neighborhood, even if underground parking is included because of increased visitor traffic. The James Madison Park neighborhood is an affordable beautiful neighborhood that is modestly priced for lower income people to live in Madison and they cannot easily afford extra parking. Building luxury apartments does not help address the housing difficulties of those in Madison, WI. Contrary to the belief that any housing helps a shortage, luxury housing attracts other high earning households and displaces lower earning households. Many developers may try to explain a process of "filtering" where newer buildings are slowly filled with lower earning households. This process is too long, upwards of 30 years and may not even be relevant considering today's economic situation. Consider this infographic from the Council of Community Housing Organizations <https://www.sfccho.org/blog/2018/12/5/the-filtering-fallacy> Luxury housing does not mean high quality long lasting apartments, but a premium price on a high rise in a central location. These buildings may not be of high quality in their construction. If the developers are serious about building in this spot they should consider a 4 story building with low income housing. This would fit both the character of the neighborhood, remove the shade issue and help address Madison's housing issues. -David Neuman
46. I do not approve to this building because of the negative impacts on our community. We don't need more apartments to push out the people who have been living here their whole life. -Lilly Scott
47. Waaayyyyyy too big for this neighborhood!! -Debby James
48. I don't fee this height should be allowed past Blair St on E Wash, but could work after the 600 block. -Michelle Jolly

49. I do not in any way support the construction of high rise apartments anywhere near James Madison Park. -Brady Zbikowski
50. Keep AFFORDABLE housing options and LIGHT in this area! The large nature of this building would destroy the latter, and further gentrify the area and drive up rent prices. -Monica Ruppert
51. Sunlight and housing should not be a luxury. These buildings will destroy Madison communities across the city. -Kielyn Kapugi

## SELECT AFFORDABLE HOUSING COMMENTS

- If comments get passed on to the city: Please stop oppressing neighborhoods and driving folks out with gentrified, socioeconomic privilege and oppression masked in "progress." It hurts our entire city and everyone in it when we develop under the guise of progress in places where there is vibrant life, community, stories, history, hard earned money, etc. If you want to invest in the neighborhood, talk to folks who live here and find out, through an asset-based community development model and relationship building, what folks here want and need, what would truly add to the community. Folks here have the answers, but sounds like instead you're following the money as a city and looking for profit over people, profit over community, profit for certain folks over the well-being of a whole community.-Anya Piotrowski
- This proposal adds more luxury housing that Madison doesn't need (we have vacant luxury housing!), and demolishes affordable housing without replacing it, right near a homeless day shelter, where accessible housing is needed the most. Madison's housing market is also becoming inaccessible even for moderate or median income folks, and adding more high-rent units pushes those of us who don't work in high paying tech jobs further out of the city. I personally have been pushed out of two near east neighborhoods due to rising rent costs from building like these. Please require affordable or lower-market rate housing in this area instead, so Madison's government workers, essential workers, teachers, social workers, university staff, and anyone else can afford to live near downtown and near their jobs.-Mackenzie Dunn
- The housing in this neighborhood is already quite expensive. I do not approve of an expensive development that would demolish more affordable housing and likely raise the prices in the entire neighborhood. Doing so in the midst of a national pandemic when housing is especially important is incredibly unconscionable. -Yuliya Nemykina
- We need more housing to support a growing population. I'm in favor of building "up" instead of "out," but these options need to be affordable for people of lower income brackets or at least mixed income apts. Particularly during a recession where many people still have low to no income particularly due to COVID-19, building luxury housing is a great way to widen existing disparities. -Maddie Batzli

Timestamp	What is your name?	Where do you live? (Address and/or neighborhood)	Do you approve of this development in its current form?	Comments	The proposed site of this development is zoned for a 10-story building. Do you think that is an appropriate height for the James Madison Park Neighborhood?	Comments
6/24/2020 13:20:35	Becca	N Franklin Street	No		No	
6/24/2020 13:42:03	Alex Einsman	513 E Gorham St; James Madison Park	No	I do not support this high rise development in our neighborhood, it is important to preserve the character and integrity of smaller buildings and affordable housing.	No	
6/24/2020 13:46:31	Connor Polydoroff	409 E. Main St., Madison, WI	No	This will perpetuate housing inequality. There is no way that this building will sufficiently serve the middle class. It will serve rich people (minus what I'm guessing is some income restricted units). Not worth it. Build in Fitchburg or Verona.	No	
6/24/2020 13:50:08	Kendall Poltzer	15 N. Hancock St.	No	I am adamantly opposed to this development. As a current resident of the neighborhood, it is blatantly obvious to me that a 10-story building is way too large. This area already has major parking constraints and cannot support this many new residents, even with a parking garage. The proposed building is massive in comparison to the other buildings in this area and would be an eyesore. I am concerned that the known and documented contamination on the building site could pose a significant health risk to residents of the area. Also, it is absolutely crass and thoughtless to even suggest a rooftop swimming pool that overlooks the homeless shelter on N. Hancock St. This fact alone speaks volumes of the carelessness of the developer. Lastly, I am completely disgusted by the behavior of Joe Martino who (as I understand) volunteered to submit a letter on behalf of the neighborhood steering committee, which was not representative of the views of the actual residents of the neighborhood. My understanding is that Joe Martino misrepresented his identity to the steering committee members and did not disclose his former employment with JP Cullen & Sons and current employment with CoolSys HVAC Systems. As I understand, both of these companies have a vested interest in the design being approved by the City of Madison. If my understanding of this situation is accurate, Martino's actions are fraudulent and potentially illegal. The last thing that the City of Madison needs during a global pandemic and period of unprecedented unemployment is MORE luxury apartments that only financially benefit the developers, not the taxpaying citizens of this city. I support redevelopment that is size-appropriate for the lot and neighborhood if it provides desperately needed affordable housing.	No	
6/24/2020 13:53:33	Bob Klebba	704 E Gorham St	No	doesn't fit with the neighborhood!	No	great survey
6/24/2020 13:58:10	Sean Kelly	25 N Franklin St	No	8 stories is enough.	No	
6/24/2020 14:03:32	Dawn O'Kroley	646 E Gorham Street Madison WI	No		No	
6/24/2020 14:32:56	Katherine E Stowell	25 N. Franklin St., Madison, WI	No	The current elevations as shown do not conform to the design guidelines for the James Madison Park neighborhood. Further traffic studies need to be conducted to understand impact of street parking for 4 block zone around site. More affordable units need to be included to provide equal opportunity for housing for Madison's young, growing population. While I agree with some of the statements listed on the steering committee report, I believe there is a way to design a facade which integrates with the higher traffic corridor of East Washington Street as well as Franklin and Hancock; IE stepping the facade down from ~8 stories along E.Wash to 4 stories along Franklin and Hancock.	No	
6/24/2020 16:18:45	Steven A. Rubin	E. Main St. First Settlement Neighborhood	No	Proposed project is much too massive and out of touch with the rhythm of the neighborhood.	No	
6/24/2020 17:06:03	Nick Nice	117 East Main St	No	This is totally out of touch for the neighborhood. Not needed at all.	No	
6/24/2020 17:32:44	Anthony Brylski	911 E Johnson St.	No	I am not opposed to a large building in this neighborhood or even in this location. I just feel that the only city interest it fulfills is increasing housing density. It fails to address affordability, diversity in housing choices, viable locations for businesses, traffic congestion, and adding visual interest to Madison's skyline.	Yes, but it would have to be a remarkable building.	
6/24/2020 18:06:55	Shannon Lipe	100 Block N Franklin St	No		No	
6/24/2020 18:09:45	Anna Dawley	133 N Franklin St	No		No	
6/24/2020 18:16:01	Gwen Shales	1221 Sherman Ave	No		No	
6/24/2020 18:40:14	Bennett johnson	Near festival	No	Don't put this here. We don't want or need it	No	
6/24/2020 19:13:37	Mary	15 North Hancock Street	No	Madison needs affordable housing downtown for workers not just wealthy professionals.	No	
6/24/2020 19:34:36	Kevin Trottier	2913 Milwaukee St	No		No	
6/24/2020 19:36:00	Cathy	Wilson Street	No		No	
6/24/2020 19:36:09	Jesse Jarvis	131 East Johnson	No		No	
6/24/2020 20:02:07	Thomas Trione	844 E Gorham st	No		No	



Timestamp	What is your name?	Where do you live? (Address and/or neighborhood)	Do you approve of this development in its current form?	Comments	The proposed site of this development is zoned for a 10-story building. Do you think that is an appropriate height for the James Madison Park Neighborhood?	Comments
6/24/2020 20:03:14	Kyle Kiepert	516 E. Miffin St. Madison, WI	No		No	
6/24/2020 20:29:12	Glenn will	Mansion hill	No	What an eyesore. People don't deserve to miss the sun for most of the day. There are too many high rises as is. Just another building that will raise to median price to live around there and drive our students/industry workers and people of color out of a shrinking affordable pool for renting.	No	
6/24/2020 20:49:03	Leah Duff	146 E Gorham Street, Madison WI	No		No	
6/24/2020 21:45:31	Mara Benowitz	947 E. Johnson St.	No		No	
6/24/2020 22:06:24	Taylor benson	James Madison park neighborhood	No		No	
6/24/2020 22:17:46	Andrea Fresen	20 N Franklin St Madison, WI / James Madison Neighborhood	No		No	
6/24/2020 22:59:39	McKenna Becker	117 n Butler St	No		No	
6/24/2020 23:01:48	Francesca Hong	Hiestand	No		No	
6/25/2020 8:11:21	RYAN PATRICK SMALL	738 Lorillard CT (Bassett Neighborhood).	No	Too tall. Hearing how tall buildings were prevented in San Francisco had both positives for the neighborhood but negatives as it prevented development, I wondered how I would feel. I work in the Galaxy building and have a relationship with the surrounding neighborhood. While the Das Kronenberg is tall, that is 6 stories. This building is almost double that is surrounds smaller buildings closer together.	No	
6/25/2020 9:45:57	Miranda Leigh McElligott	Yahara Park Place	No	We need affordable housing in Madison, not luxury. Developments of this nature serve no one but the already advantaged.	Height is not my concern. Luxury housing in place of affordable units is my concern.	
6/25/2020 9:46:01	Cari Sims	SASY	No		No	
6/25/2020 9:46:25	Margaret Earley	N Butler St at E Johnson St	No		No	
6/25/2020 9:53:02	Leila H Walker	N. Franklin and E. Washington	No		No	
6/25/2020 9:53:57	allison watson	809 e johnson	No		No	
6/25/2020 9:55:30	Jack Kear	Marquette	No	Build high development further down E wash so citizens can see our capital	No	
6/25/2020 9:58:37	Lauren Schwartz	Cap East, James Madison Park	No		No	
6/25/2020 10:00:01	Connor Raboine	W. Dayton	No		No	
6/25/2020 10:00:24	Perez	106 S Hancock	No	MCC owns two properties that would be directly affected by this. How insane!	No	This is gentrification.
6/25/2020 10:01:38	Sylvia stangel	2725 Oakridge Ave	No		No	
6/25/2020 10:01:54	Marlyssa Crow	West Wilson street	No	Proposing a plan to deconstruct affordable housing for a luxury apartment? Many people of color and people with low income still need a place to live. There are plenty of luxury apartments available elsewhere. This is unneeded and seems tactile in its attack on low income people, black people and people of color.	No	
6/25/2020 10:03:28	Lezlie Blanton	Emerson East	No		No	
6/25/2020 10:04:04	Danielle Lower	Sherman Village, Northside of Madison	No		Demolishing affordable housing and not replacing it for "luxury" is inappropriate. Also consider the neighbors at the day homeless shelter across the street	
6/25/2020 10:04:16	Ian Shay	20 N Franklin St, Madison	No	Madison does not have enough affordable housing, and I don't see developers prioritizing that	No	
6/25/2020 10:06:18	P'aziži	South Madison	No		No	

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6/25/2020 10:08:35	Anna Landry	2715 Marshall Ct, Madison WI 53705	No		No	
6/25/2020 10:08:55	connie benell	e washington ave	No	10 stories high is ridiculous. why push this through without public meetings? we have a right to speak. covid 19 pandemic should be a time to delay projects until the public can speak. if you are against commentary then you are against madison. we are a community.	No	
6/25/2020 10:12:25	Karissa Smaglick	265 Langdon St	No		No	
6/25/2020 10:14:43	Sarah Beach	53719	No		No	
6/25/2020 10:16:07	Theresa Zauner	Old Market Place	No		No	
6/25/2020 10:20:48	Lucas LoBreglio	Nakoma	No		No	
6/25/2020 10:28:27	Tabitha Dankert	221 N Few St	No	Because that's all Madison needs right now, more unaffordable housing during a fucking pandemic. C'mon.	No	
6/25/2020 10:31:43	Oliver Trousdale	Tenney Lampan	No		No	
6/25/2020 10:34:47	Nicole	2116 bashford ave madison wi 53704	No		No	
6/25/2020 10:39:28	Robert Christl	North Hamilton St.	No	We want fewer luxury apartments and more affordable, cooperative housing.	No	
6/25/2020 10:39:41	Amanda	Sherman Neighborhood	No	Stop gentrifying Madison	No	
6/25/2020 10:43:57	Mackenzie Dunn	Emerson East	No	This proposal adds more luxury housing that Madison doesn't need (we have vacant luxury housing!), and demolishes affordable housing without replacing it, right near a homeless day shelter, where accessible housing is needed the most. Madison's housing market is also becoming inaccessible even for moderate or median income folks, and adding more high-rent units pushes those of us who don't work in high paying tech jobs further out of the city. I personally have been pushed out of two near east neighborhoods due to rising rent costs from building like these. Please require affordable or lower-market rate housing in this area instead, so Madison's government workers, essential workers, teachers, social workers, university staff, and anyone else can afford to live near downtown and near their jobs.	No	
6/25/2020 10:45:06	Jacqueline Schmitt	Mifflin	No	Please do not approve this highrise! I am an Madison Community Cooperative member who was involved with the purchase of a house on Hancock Street. This development would go up immediately next door and dramatically negatively affect the quality of life of our members.	No	
6/25/2020 10:46:00	Onah Rongstad	418 N Paterson St	No		No	
6/25/2020 10:48:37	Sam Clayton	225 e lakelawn pl	No	I'd approve if it was intended to be low income housing.		
6/25/2020 10:51:38	Cam Braunstein	Bassett District	No		No	
6/25/2020 10:52:00	J Isaac Gadiant	143 S Hancock St, Apt #1	No	Madison doesn't need anything like this anywhere. Invest in our communities who have dire needs.	No	
6/25/2020 10:52:37	Mike Jonjak	2202 Kendall Ave	No		No	
6/25/2020 10:54:04	Leah	Capitol	No		No	
6/25/2020 10:56:50	Yuliya Nemykina	130 N Hancock St	No	The housing in this neighborhood is already quite expensive. I do not approve of an expensive development that would demolish more affordable housing and likely raise the prices in the entire neighborhood. Doing so in the midst of a national pandemic when housing is especially important is incredibly unconscionable.	No	
6/25/2020 11:08:43	Erin Leary	815 Prospect Place	No	Both the scale and design seem to be at odds with the neighborhood.	No	
6/25/2020 11:18:38	Meagan Porter	1122 Curtis Court, Madison	No	It is too tall and does bit fit in with the neighborhood	No	
6/25/2020 11:20:57	Virginia	Eken Park Neighborhood	No		No	
6/25/2020 11:25:55	Anais	Bassett	No		No	
6/25/2020 11:27:33	Jade Randhawa	North Pinckney street	No		No	
6/25/2020 11:29:32	Pam Gabriel	420 w. Wilson st. #202 Madison, WI 53703	No	Madison is getting too expensive. It's becoming harder and harder to find affordable apartments and housing. There are plenty of other luxury apartments with vacancies, and we don't need another one.	No	

Timestamp	What is your name?	Where do you live? (Address and/or neighborhood)	Do you approve of this development in its current form?	Comments	The proposed site of this development is zoned for a 10-story building. Do you think that is an appropriate height for the James Madison Park Neighborhood?	Comments
6/25/2020 11:31:01	Shantal Alfaro	Eken Park	No	We need more affordable homes in the City of Madison, not luxury apartments. Middle class and lower class households can't afford these luxury homes, and it increases the value of homes around it, making it impossible for middle/lower class households to afford homes all together. Homes that should be \$110,000-200,00 are being sold at \$225,000 and above, causing huge gaps in diversity of home ownership. Also, another towering building is something we can do without here in the City of Madison.	No	
6/25/2020 11:35:45	Brenda Konkel	30 N Hancock St.	No	It's too tall, completely out of character and the historic homes should be saved in place. This type of project belongs closer to the square or nearer the 800 blocks of E Washington Ave. This use will be disruptive to the neighborhood and increase parking pressures (in one of the worst Residential Parking Permit areas in the city) for those who live here and don't have driveways or garages.	No	Thank you for doing this. We need people to run to represent our neighborhood at Capital Neighborhoods instead of being represented by landlords and developers.
6/25/2020 11:36:37	Marguerite Rapp	Schenk Atwood	No	We need affordable multi-family housing, not more luxury condos for the wealthiest of Madison's population.	No	
6/25/2020 11:36:58	Hannah stetz	11 w Gilman st	No	stop gentrifying our neighborhoods	No	
6/25/2020 11:36:59	Keegan Smith-Nichols	Franklin St	No		No	
6/25/2020 11:39:20	Tyson	437 N Frances St Unit 334, Madison, WI 53703	No		No	
6/25/2020 11:45:40	Marie Fiori	E. Johnson St., Tenney-Lapham Neighborhood	No		No	
6/25/2020 11:53:58	anna freudenberg	418 n paterson	No	stop building housing for people who are just going to live here for a few years and work at epic or go to the Uw. Remeber that there are communities who need affordable housing and plan on contributing to the local economy for decades.	No	
6/25/2020 11:58:29	Sarah	Downtown	No		No	
6/25/2020 12:02:49	Nataley Neuman	53204 (Milwaukee)	No		No	
6/25/2020 12:05:22	Ty Golackson	1250 Jenifer St [formerly on N Hancock St]	No		No	
6/25/2020 12:07:12	Kyle Cushman	146 Langdon St	No		No	
6/25/2020 12:11:25	Kristen	Fitchburg	No	Use this space for projects that our community needs! Affordable housing!!	No	
6/25/2020 12:16:06	Kristine Harrison	2613 university ave	No	I dislike the development on E. Wash and downtown around Johnson/State especially. The city is losing all its character. These streets no longer look like Madison.	No	
6/25/2020 12:19:17	Brittany Sachs	144 e gorham street	No	Leave these neighborhoods alone. No high rises. This will remove affordable housing that is needed in the downtown area.	No	
6/25/2020 12:29:58	Emily Hamm	909 E Dayton St #3	No	I am concerned about continued neighborhood gentrification. As we have more open discussions about racism in Madison, and have huge economic shifts for families due to COVID, this seems like an absolutely inappropriate time to be approving housing if it is not aimed to be low-income accessible.	No	
6/25/2020 12:30:17	Kyra Johnson	Sky view Medows	No		No	
6/25/2020 12:32:00	Greta Tang	333 west mifflin st. Madison WI 53703	No	Don't add any more luxury housing as it's too expensive for the people working in Madison to afford. It's just more housing for the Epic works. And you are taking away a lot of lower income housing for students and workers. We have enough huge luxury apartments and condos downtown for now. Seriously we just built a ton, maybe have those fully rented first?	No	
6/25/2020 12:32:42	Mac Gaitan	First Settlement	No		No	
6/25/2020 12:41:14	Daisy	Vera Court	No		No	
6/25/2020 12:43:23	Alexandra Delvoye	121 S Hancock St	No	It is hard enough to find a place downtown to live within a reasonable price range. This will further raise prices for rent around the area.	No	
6/25/2020 12:43:26	Gretchen Sager	Highland Manor	No	Just stop with the gentrification. We don't want it.	No	
6/25/2020 12:43:46	Lanie Kohn	W Washington Ave	No		No	
6/25/2020 12:45:21	India Freeman	501 N henry st	No		No	

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6/25/2020 12:49:30	Nicholas Ryan	123 W Gorham St. 53703	No	I support reconsidering this development.	No	This type of building is out of character with the rest of the neighborhood. This kind of development must blend more seamlessly into the culture already established in this neighborhood.
6/25/2020 12:49:49	Mia Robidoux	Downtown Resident - 53703	No	Building housing is irresponsible/unethical right now if it is not affordable to people with more limited incomes and if it does not help create a sense of community and neighborhood connection. Luxury apartments are a HARD NO and instead money should be directed towards helping Black people own homes and creating more affordable housing initiatives. A 10-story building has NEVER served that purpose and does NOT create community.	No	
6/25/2020 12:57:57	Amy Owen	Near east Madison	No		No	
6/25/2020 12:58:59	Sallie Anna Steiner	116 E Gorham Street Apt H	No		No	
6/25/2020 13:02:05	Erin Daly	Wil-Mar	No		No	
6/25/2020 13:05:15	Aaron Kelly	Greenbush	No	Do better. Plus it looks like shit	No	
6/25/2020 13:06:39	Kelly Hoppe	1351 South St. Apt.7	No	Stop building high rise luxury apartments. They are unaffordable for low and middle class workers and families, and are further gentrifying traditionally affordable, working class neighborhoods. I'm terrified for my blue collar, special needs family, and our continued ability to afford housing if this overall trend in Madison continues. I have lived here my entire life, but we have recently started to question whether families like ours are really welcomed here. Some of us are stuck in a middle ground where we do not qualify for subsidized housing due to income, but also are increasingly struggling to find affordable housing. When half of your take home pay goes to housing, that is NOT affordable, and it's interfering significantly with our quality of life. Please MAKE IT STOP. Classism and elitism do not look good on this once wonderful city.	No	
6/25/2020 13:09:13	Ashley Hartman Annis	2567 Hoard Street Madison WI 53704	No		No	
6/25/2020 13:15:49	Kim Kimball	614 w Doty street. Apt 319 madison wi	No		No	
6/25/2020 13:18:36	Katelyn Danielson	2921 Preston Rd Madison WI 53719	No		No	
6/25/2020 13:37:40	Alba Rangel	Downtown	No	Downtown is too small for more buildings like this to get built around	No	
6/25/2020 13:38:58	Archie	University Ave	No	Don't tear down beautiful old houses to build something ugly that gentrifies the neighborhood!	No	
6/25/2020 13:39:39	Matthew Grimm	1217 E Johnson St., Tenney-Lapham, Madison	No		No	
6/25/2020 13:43:05	Cody Wieder	Sunfish Court	No		No	
6/25/2020 13:47:18	Alba	Downtown	No	This type of tall buildings are swallowing our beautiful downtown and adding nothing but traffic to an already small area	No	
6/25/2020 13:50:23	Glauicio Lopes	James Madison Park	No		No	
6/25/2020 13:51:50	Emily Greinwald	1116 East Miffiin	No	Our city does not need more luxury high rise apartments. It needs affordable housing within the downtown area. Do not cast Madison in another luxury shadow.	No	We don't need another luxury shadow.
6/25/2020 13:56:14	Maya Reinfeldt	Verona, WI	No		No	
6/25/2020 14:03:58	Nikki Meaux	1010 E Washington	No		No	
6/25/2020 14:18:57	Niko Magallón	312 N. Ingersoll St. Apt. 2 Madison, WI 53703	No	Stop gentrification in Madison! Stop exacerbating the housing crisis during a pandemic!	No	
6/25/2020 14:24:43	Kateri Weege	Tenney Park neighborhood	No		No	

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6/25/2020 14:24:57	MOLLY WILLGING	427 E Gorham St	No	The excessive building of large apartment buildings is ruining the creative character of Madison. Maintaining character and culture is very important to me for my neighborhood and those who fight to destroy houses to build cheap, money-grabbing high rises are completely out of touch with what makes Madison, Madison. Stop destroying Madison!	No	
6/25/2020 14:25:10	Alyssa Gile	Cherokee Neighborhood North Madison	No		No	
6/25/2020 14:29:09	Aiden Jacobs	Downtown	No	Downtown housing is currently only affordable for students, graduate students, and University employees with the current housing options. This development will compromise the diverse group of people living downtown.	No	
6/25/2020 14:31:00	Bridgit Van Belleghem	Tenney lapham	No		No	
6/25/2020 14:39:20	Rachel Peller	812 Jenifer St.	No		No	
6/25/2020 14:44:32	Rasha Deluliis	Westmoreland Neighborhood, Madison WI	No		No	
6/25/2020 14:47:59	Jessica Goerling	1850 Beld St, Apt C4, Madison, WI, 5371	No	The fact that this would demolish affordable housing and not replace it, tower over our homes and block sunlight, and further gentrify the neighborhood is absolutely reprehensible.	No	
6/25/2020 14:49:54	Holly Pace	Mansion Hill	No		No	
6/25/2020 14:54:03	Miranda Alksnis	403 Washburn Place	No	Affordable housing is a human right.	Affordability is what matters, before height of building.	
6/25/2020 15:02:04	Polina Levchenko	Middleton	No		No	
6/25/2020 15:05:35	Eric Niemeyer	129 S Hancock St, Unit 5	No		No	
6/25/2020 15:28:53	Taylor Bailey	16 E Gorham St	No	Luxury condos in this area are not what folk here can afford. Rent is going up in Madison due to luxury condos like this being built while many are being priced out of Madison for good. Please consider scrapping this plan and working with community members to improve the neighborhood that already exists!	No	
6/25/2020 15:33:49	Katie Wise	3401 Kipling Drive	No		No	
6/25/2020 15:51:21	Jack Innes	Atwood Neighborhood	No		No	
6/25/2020 15:53:31	Lauren Altaweel	Willy/Marquette Neighborhood	No	Luxury high rises are virtually eliminating affordable housing in Madison. This will displace so many people from this neighborhood.	No	
6/25/2020 15:53:41	Anya Piotrowski	20 N Franklin St., Madison, WI	No	If comments get passed on to the city: Please stop oppressing neighborhoods and driving folks out with gentrified, socioeconomic privilege and oppression masked in "progress." It hurts our entire city and everyone in it when we develop under the guise of progress in places where there is vibrant life, community, stories, history, hard earned money, etc. If you want to invest in the neighborhood, talk to folks who live here and find out, through an asset-based community development model and relationship building, what folks here want and need, what would truly add to the community. Folks here have the answers, but sounds like instead you're following the money as a city and looking for profit over people, profit over community, profit for certain folks over the well-being of a whole community.	No	
6/25/2020 16:03:46	Erika	827 Kottke Drive	No	NO more un-affordable housing. NO more gentrifying our city.	No	
6/25/2020 16:04:44	Jessica Gilkison	Glen Oak Hills neighborhood	No	A building of this size is not what we need in Madison right now. We need housing that is affordable, that is in line with the scale of the neighborhood, that retains the character of the neighborhood and town. Please do not allow this development to move forward.	No	
6/25/2020 16:27:54	Michelle Sherbinow	142 S Franklin St	No		No	
6/25/2020 16:29:31	Alice Ogden-Nussbaum	244 W. Lakelawn Pl.	No		No	
6/25/2020 16:36:33	Jen Blasco	420 W Dayton Street	Yes		No	
6/25/2020 16:43:07	Michael Bellecourt	425 W Washington Ave Apt 507	No	Madison needs far FAR fewer luxury condos and more affordable housing units.	No	
6/25/2020 16:46:17	Vanessa Shipley	117 East Main Street	No		No	

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6/25/2020 16:48:04	Ana Maria Vascan	Wil-Mar but previously lived near JMP on two separate occasions.	No	I lived in two different apartments near the proposed development and am very familiar with the neighborhood and the area, the proliferation of cheaply finished, expensive high rise apartments and mega hotels in the area are not only eroding the architectural character of the neighborhood, but accelerating gentrification for one of the few remaining semi-affordable areas on the isthmus. I don't think anyone with the tech money to live in these high rises is really facing any challenge finding a variety of brand new housing options in the area. We do not need another one that not only adversely affects the neighboring properties but continues amplifying the wealth disparities in our community. I urge you to deny this proposal in favor of a building more in scale with the surrounding buildings and with a more-than-symbolic commitment to affordable housing. Madison deserves that, not another luxury high rise.	No	
6/25/2020 16:50:44	Whitney Thompson	Brittingham neighborhood	No		No	
6/25/2020 16:55:59	Meghan Deckert	Tenney-lapham	No		No	
6/25/2020 17:13:38	Ash Collins	1105 rowell st, #1, Madison, WI 53715	No		No	
6/25/2020 17:20:38	Mollie	Mansion Hill	No	Stop gentrifying Madison neighborhoods!	No	
6/25/2020 17:28:48	Auden Krauska	Schenks Corners	No		No	
6/25/2020 17:32:38	Tucker Moore	2005 N Sherman Ave Apt	No		No	
6/25/2020 17:36:38	Sophia Burroughs	Vilas-Greenbush Neighbc	No	This high rise does not belong in this area. It is unsightly and will raise rent prices.	No	
6/25/2020 17:42:32	Dr. Olivia Williams	437 W Johnson St	No	There is no need for luxury condos. They drive up prices on surrounding property and degrade the experience of living in the neighborhood. Madiaon needs affordable housing.	No	
6/25/2020 17:45:23	Catriona Miller	Downtown	No	Who are these luxury high rises for, anyway? The city needs to build more housing for university employees.	No	
6/25/2020 17:49:48	Ellie Daniels	East Madison (53718)	No		No	
6/25/2020 18:06:20	Mick	South campus	No		No	
6/25/2020 18:07:05	Ethan Krebs	Vilas neighborhood	No		No	
6/25/2020 18:30:41	Claire Nelson-Lifson	Eken Park neighborhood	No	we don't need any more luxury apartment buildings we need affordable housing!!!	No	
6/25/2020 18:36:37	Rosemary Spolar	Regent neighborhood	No	No more goddamn high rises on the isthmus	No	No more goddamn high ri
6/25/2020 18:48:21	Aesasbi	James Madison Park Neig	No		No	
6/25/2020 18:58:38	Christina Alvarez	137 East Gorham Street	No	This wouldn't with our amazing historical neighborhood and will only further gentrify the city, block sunlight, reduce affordable housing, ect. This will also cause further parking issues..... Huge mistake to make this apartment building.	No	
6/25/2020 19:16:34	Lydia Berggruen	Mansion hill historic distric	No	Affordable housing is already extremely difficult to find in Madison, and this design will only cater to the wealthy (NOT students or young professionals). It is an eyesore that will plague this neighborhood and cast many residencies into literal darkness.	No	
6/25/2020 19:27:00	Andrew Fox	244 West Lakelawn Place	No	a big low-income housing cooperative is more appropriate for this time and place.	No	
6/25/2020 19:41:51	Alex Schemm	165 Countryside Dr. Evar	No		No	
6/25/2020 19:44:15	Willow Wallis	Park Village Apartments	No	There is plenty of outrageously expensive housing in Madison. This is not what Madison needs	I am indifferent to the height of the building	
6/25/2020 19:50:43	Lisa H	Downtown/State street	No	Building looks terribly out of place, blocks sunlight from surrounding houses and businesses, housing costs will rise. People will be angry and the reviews will be filled with one stars ruining the apartment's reputation. Furthermore, the apartments already built in the downtown area are known to be consistently empty because most cannot afford or want to live there. We know this is part one of a multiple step building process that will lead to the destruction of affordable housing and a content community. Please move apartment elsewhere, there are enough luxury apartments in the area.	No	
6/25/2020 19:56:03	Jacob Speicher	141 S Hancock St	No		No	
6/25/2020 19:57:24	Helen B	140 West Gorham	No		No	
6/25/2020 20:06:40	Seth Nowak	930 E Dayton St.	No	It is poor design and makes no sense to put a 10-story building next to a two-story building. This is just a bad idea all around. Immediate Neighbors are against it.	No	
6/25/2020 20:51:01	Lynn Rettig	P. O. Box 260163, Madisc	No	There are already way too many of these here in Madison. Of Epic really wants these buildings that badly, let them build them on their campus.	No	

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6/25/2020 20:59:19	Gay Davidson-Zielske	1011 E. Gorham St. Tenr	No	The thing is ugly and out of scale. Stop already. We like the nature of our small town. We have allowed too much of this gentrification that results in canyonization. Thank you.	No	
6/25/2020 20:59:23	Morgan Mayer-Jochimser	423 N Pinckney St. Madis	No		No	
6/25/2020 21:11:00	Caroline	226 1/2 State	No		No	
6/25/2020 21:14:19	Elaina	Worthington Park	No		No	
6/25/2020 21:14:45	Christine Hettinger	22 S Franklin St Apt 2	No		No	
6/25/2020 21:19:50	Alex Nelson	Monona Bay area	No	This is an awful idea and this development further gentrifies the area. There is no plan to replace the affordable housing that already exists. Madison has far too many luxury condos already.	No	
6/25/2020 21:27:26	Abigail Corcoran	Gorham St.	No		No	
6/25/2020 21:31:28	Yeltsin Jean-Pierre	111 E Gorham St	No		No	
6/25/2020 21:44:38	Mel	N Butler St	No		No	
6/25/2020 21:49:00	Maddie Batzli	411 N Pinckney St, Mans	No	We need more housing to support a growing population. I'm in favor of building "up" instead of "out," but these options need to be affordable for people of lower income brackets or at least mixed income apts. Particularly during a recession where many people still have low to no income particularly due to COVID-19, building luxury housing is a great way to widen existing disparities.	The height matters less to me than the inequality of building luxury housing, but if it was right next to my building then I would definitely not want it, because I like morning sunlight.	
6/25/2020 22:00:41	Austin Hannah	508 W Main St	No	Madison citizens have already dealt with enough gentrification. More economic development should be spent on communities which are already underserved, not more luxury condos for people moving here to work from out of state. Not to mention the fact that for students at the University or any other Madison citizen for that matter, is finding it more and more difficult to find affordable housing.	No	
6/25/2020 22:11:12	laachterhof@gmail.com	East isthmus	Yes	There is not enough housing in this neighborhood already. It's replacing a Kinkos for gods sake. If you don't want this type of development this close to the major downtown area you should think twice about where you want to live. Also, housing is not affordable here anyway	No	
6/25/2020 22:21:39	Sophie	2 Yellowstone Ct	No		No	
6/25/2020 22:52:44	Hancock Center / Laura R	16 North Hancock St., Ma	No	I've been working at the Hancock Center for Dance/Movement Therapy at 16 North Hancock St. for over 32 years. I highly value the character and preservation of the James Madison Park Neighborhood, it's human scale homes and gardens, the shade trees canopy, affordable housing, mixed use properties and pedestrian friendly streets. I am strongly adverse to razing unique, historic and beautiful old structures. I am adverse to erasing irreplaceable character that appeals not only to its resident and business owners and renters, but to the very people who like to visit Madison for its funkiness, who week to live here because it's close to the Capitol and campuses and affordable. I am opposed to creating precedence for elite and unaffordable high rise buildings that are not family friendly nor in the same character with the neighborhood as it is. It breaks my heart that our neighborhood would become victim to another unimaginative and invasive concrete jungle. The benefits for the developers are obvious. But is it really so beneficial to our isthmus community? And I wonder how this sort of 8-10 story development could possibly be sustainable if it were to be multiplied for all the blocks throughout the old neighborhoods of our tiny ithmus communities, the historic places of Madison's beginning. That being said, in the name of density infill, there are certainly other approaches for adding residences. If new developments were approved they don't have to be elite or more than 4 or 5 stories. They don't have to take away the canopy. I would like to see more opportunity for neighborhood planning that involves the underserved and longtime residents, the renters and coop members, the individuals who think out of the box and of climate issues, for example.	No	Thank you!!
6/25/2020 23:08:02	Alyssa	North/East Madison	No	No to the condos!!	No	Do not gentrify East Madi
6/25/2020 23:45:00	Gillian Drier	25 East Gorham Street, A	No	Stop gentrifying and destroying our neighborhoods. Rent prices are increasing at an uncontrollable rate. You are ruining lives by continuing to build, large, unsightly, and high rent sky rises in Madison.	No	
6/26/2020 0:13:22	Adam scott	Former resident of 1141 J	No	Proper steps need to be taken to ensure that an affordable stock of housing that retains the character of the neighborhood remains available. I support increasing density along primary transit corridors, but affordability to discourage displacement must be addressed.	No	
6/26/2020 5:52:57	Zoe Thedens	1101 e mifflin st	No	Its already getting so crowded down here. And dark. All of these new developments are so tall they cover any sunshine trying to peek through. We dont need another eyesore. Restore old buildings already put in place.	No	Also we dont have any aff

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6/26/2020 6:44:27	Amy	409 E. Johnson St.	No		No	
6/26/2020 7:23:28	Maggie Meyer	409 E Johnson	No		No	
6/26/2020 7:26:55	Madelyn Hettinger	22 S Franklin St, Apt 2	No		No	
6/26/2020 8:12:12	Deon Green	1161 petra pl apt. 3	No		No	
6/26/2020 8:25:27	Ash Lyke	Badger Road/South Side	No		No	
6/26/2020 9:13:40	Emma Minkoff	2011 Atwood Ave	No	It would demolish affordable housing and not replace it, tower over our homes and block sunlight, and further gentrify the neighborhood. These are luxury rental apartments right across the street from the homeless day shelter.	No	
6/26/2020 9:37:38	Juli Wagner	S. Franklin St owner resid	No	Improving the Klinke site is a positive, but do not support this form.	not this block site, centered in established residential area, does not integrate. It would better integrate as part of Brayton lot plan done previously.	Add 7AM and 5PM to sha
6/26/2020 10:03:05	Zachary Pace	N Livingston St	No	Madison needs actual market-rate housing, not another high-price development. Madison renters have been assured time and again that new development will reduce housing costs, but the exact opposite has happened. Moving to Madison as a young person without a high-paying tech job is no longer affordable (the one-bedroom apartment on the near-east side I rented when I started graduate school 6 years ago for \$680/mo is now over \$900!), and yet we are expected to believe that the solution is more high-rise construction. High-end development hurts the middle class. The proposed project at 414 E Washington is completely unlike the Galaxie, Constellation, or 700 East developments, in that it directly abuts smaller (two and three-story) homes, rather than similarly-sized buildings or green space. This will keep the neighborhood in shadow, and tacitly allow an arms-race of redevelopment. This project must present real solutions for affordable housing: the existing residential capacity within the project footprint must be preserved, at a comparable price and quality to existing rental options. Without this concession by the developer, the 414 E Washington project is a non-starter.	No	
6/26/2020 11:38:17	Brel Hutton-Okpalaek	2117 Linden Ave	No		No	
6/26/2020 12:28:25	Moira Chiu	400 block of W Johnson St	No		No	
6/26/2020 12:32:31	Carlin Sadowski	Near state st	No		No	
6/26/2020 12:34:31	Lily Allison	Tenney/Maple Bluff area	No	Stop removing affordable housing! We don't need more multi unit buildings, we need to maintain and repair what is already in place.	No	
6/26/2020 12:35:40	Keni	415 e Washington	No		No	
6/26/2020 15:18:09	Freya Hambrick	1417 Williamson St #2 Me	No	We need more affordable housing, not another huge highrise that raises the rent of everyone around it. The fact that Madison continues to prioritize gentrification of our neighborhoods during a global pandemic and depression is disgusting.	No	
6/26/2020 15:39:55	Abigail Barnes	646 E Gorham St.	No	This is a historic district and architecture should reflect that - this will set a precedent for future high rises in the neighborhood. Any new proposed apartment housing should also include a mandatory % of low-income units and be LEED certified.	This is a historic neighborhood and will stick out like a sore thumb architecturally and will be an eye sore for the neighborhood.	
6/26/2020 16:06:48	Nathan Haimowitz	9 Gerry Ct. Apt I	No		No	
6/26/2020 16:43:33	Dan Row	409 E Washington Ave	No		No	This is a terrible idea!!! S
6/26/2020 16:51:33	keifer b gross	15 north Franklin street	No	I don't want to live across the street from a large construction project for however long it takes to build and I really don't want large ugly buildings covering the whole of East Wash in a blanket of shade. Madison has such a unique collection of smaller individual buildings. If we need to expand housing do so with more places like state street, where the neighborhood can grow closer together.	No	



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6/26/2020 17:00:10	Maxwell Swift	12 N Franklin st, apt 2 Ma	No	This is naked gentrification, and you should be ashamed of yourselves for even thinking about approving it. This building would eliminate affordable housing for many families, and force people to move farther away from their lives and livelihoods just so people who can already afford housing in other areas are able to live slightly more conveniently. Don't waste anyone's time with the "more housing means more supply, which will reduce prices overall" nonsense you'd like to con everyone into thinking. History has shown the only result of displacing this many people is no reduction of housing need, and entire blocks of families without homes. Housing needs to be treated the way it affects people's lives: it's the rock upon which their lives stands. It's not just property to be traded and destroyed for profit, like Nintendos and garden tools. Shame on you.	only if it has affordable housing in it	
6/26/2020 17:37:26	Sarah Oren	7 Hawks Landing Cir Ver	No	New housing developments should be affordable for the neighborhoods in which they are being built.	No	
6/26/2020 17:50:10	Genevieve Decker	17 N Franklin St, Madisor	No	I have lived in this neighborhood for six years. The proposed high rise is disruptive to the character of this neighborhood and does not fit in with the sense of community that makes it a great place to live.	No	
6/26/2020 17:52:30	Ellen Wanninger	17 N Franklin St, Madisor	No	This development is will destroy the character of our neighborhood and will further reduce the short supply of affordable housing in this in demand area. Do not approve this project!	No	
6/26/2020 17:55:19	Faith	Dane County	No		No	
6/26/2020 19:24:10	Katherine Van Gheem	8121 Walden Glen Court	No		No	
6/26/2020 19:50:09	Lena Simon	Mansion Hill	No		No	
6/26/2020 19:58:11	Chrissy Petrilli	E Dayton St	No	This city is flushed with unaffordable housing. We don't need more.	No	
6/26/2020 21:11:16	Jess Draws	3212 Bluff St #1, 53705	No	Absolutely do not put up another high-rise in Madison Wisconsin. We are already in an affordable housing crisis. Even if this high rise set aside a percentage for affordable housing, it would not be sufficient or enough. If the existing buildings were destroyed, it would need to be completely affordable housing for me to agree with this.	No	
6/26/2020 21:21:09	Richie Breidenbach	N Brearly St	No		No	
6/26/2020 21:39:23	Amanda Scheuer	617 Worthington Way, W	No		No	
6/26/2020 21:42:01	Abby Davidson	Bay Creek	No	I'm by no means a NIMBY, but something like 3-6 stories would be more appropriate in this location given the scale of the other residential in the neighborhood. I actually live two houses in from a 4 story building and it's fine, but a 10 story building would be a bit much.	No	It would be pretty easy for
6/26/2020 22:25:30	Samuel Marrese-Wheeler	W Open Meadow Parkwa	No		No	
6/26/2020 22:27:38	Cory Sprinkel	Basset	No	Preserve the character and affordability of this neighborhood. Focus on forms of development rooted in equity and sustainability.	No	
6/26/2020 22:35:07	Jenna Mann	Tenney-Lapham Neighbo	No	Madison needs to stop allowing big apartment complexes like this to be built unless you establish rent control. You have to head this off and prevent it BEFORE we turn into the next Chicago/Portland/Seattle.	No	
6/26/2020 23:31:47	Zoe Alexandra Hansen	225 E Lakelawn Pl	No		No	
6/26/2020 23:57:47	Sara Triggs	225 E Lakelawn Pl	No		No	
6/27/2020 6:43:43	Gwen Kelly	Ambrosia Cooperative	No		No	
6/27/2020 10:07:15	Madelyn vogel	19 n Franklin st	No		No	
6/27/2020 11:12:31	Rachel	120 N Franklin st. Madiso	No	Please redevelop for a smaller building. Or don't build it at all. We have SO many vacant apartments in high-rises in Madison, building more right now is absurd, especially a massive one. Also please for the love of god, have enough parking for EVERY tenant and require it. The street parking on Franklin is absolutely horrid and you're only going to make it worse for all of us. Also also, please don't take away my neighbors' sunlight, :(	No	
6/27/2020 11:15:34	Alyssa	129 , North Franklin Stree	No	Please we don't need more of these in our neighborhood. If you want high buildings move away from the downtown area	No	
6/27/2020 11:28:23	David	Franklin	No		No	
6/27/2020 11:32:34	Margot	N Franklin street	No	We need more affordable housing, and low income housing to help working Families. This is not what we need	No	

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6/27/2020 12:51:34	David Neuman	117 North Franklin St. #3	No	This building is a bad fit for the neighborhood and will be a nuisance, increase prices, traffic and congestion. The proposed building is too large and will reside directly next to housing with no large gaps in between. Similar buildings in Madison have roads, alleys and smaller commercial spaces creating a gap between the residence and the building. This is an unsightly design and is counter intuitive to the nature and character of the neighborhood. Other newer apartments on East Washington are not directly next to housing developments. The Constellation, Galaxie and Lyric apartments have large green spaces with Breese Stevens and Reynolds park adjacency and have roads in between these buildings and nearby houses. This leaves breathing room and helps preserve the neighborhood areas without infringing on them. The proposed 414 site does not have this space. The Lyric apartments at 1010 East Washington Ave also use a tiered system in the back of the building, however at the Lyric it is 3 stories instead of the 7 stories at the proposed 414 site. The overall height of 414 would be too high. This building will be a nuisance to look at and block the beautiful view of Saint Patrick Church. Traffic will increase in an area with heavy foot traffic and too many cars already. Mifflin Street intersects this area and is used as a bike lane and there is too much congested traffic intersecting it making it dangerous to bikers and pedestrians. A new building of this scale will reduce parking in an already difficult to park neighborhood, even if underground parking is included because of increased visitor traffic. The James Madison Park neighborhood is an affordable beautiful neighborhood that is modestly priced for lower income people to live in Madison and they cannot easily afford extra parking. Building luxury apartments does not help address the housing difficulties of those in Madison, WI. Contrary to the belief that any housing helps a shortage, luxury housing attracts other high earning households and displaces lower earning households. Many developers may try to explain a process of "filtering" where newer buildings are slowly filled with lower earning households. This process is too long, upwards of 30 years and may not even be relevant considering today's economic situation. Consider this infographic from the Council of Community Housing Organizations <a href="https://www.sfccho.org/blog/2018/12/5/the-filtering-fallacy">https://www.sfccho.org/blog/2018/12/5/the-filtering-fallacy</a> Luxury housing does not mean high quality long lasting apartments, but a premium price on a high rise in a central location. These buildings may not be of high quality in their construction. If the developers are serious about building in this spot they should consider a 4 story building with low income housing. This would fit both the character of the neighborhood, remove the shade issue and help address Madison's housing issues.	No	Thank you for taking the t
6/27/2020 13:11:49	Katherine A Styer	20 n. Franklin st.	No		No	
6/27/2020 13:51:21	Miranda Elizabeth Smith	117 N. Franklin St., Madis	No		No	
6/27/2020 13:54:41	Brynna Lunde	109 N Hancock St Apt 3	No		No	
6/27/2020 13:56:34	Taryn	109 n Hancock	No		No	
6/27/2020 14:06:35	Raea Freund	Langdon area, will be livir	No		No	
6/27/2020 14:12:01	Catherine	Downtown	No	Madison has enough gentrification already. We should be prioritizing affordable housing for ALL.	No	
6/27/2020 14:28:42	Eileen Castro	945 Dayton Dr. #8 Galest	No		No	
6/27/2020 14:47:23	Tyler J Hanson	403 East Johnson Street	No		No	
6/27/2020 14:59:41	Collin	141 S Hancock	No		No	
6/27/2020 15:21:56	Aman Abhishek	Langdon St	No	Not in favor of constructing the high rise bullshit building	No	
6/27/2020 15:34:32	Michael Davy	Downtown	No	Make affordable housing for residents	No	
6/27/2020 15:46:10	Vanessa Avila	130 N. Hancock Street, 5	No	Maintain affordable housing!!!	No	
6/27/2020 15:46:45	Mike Vasen	438 W Doty	No	Obvious gentrification happening all over Madison's Eastside. Needs to stop.	No	
6/27/2020 16:02:03	Lilly Scott	500 N fair oaks ave	No	I do not approve to this building because of the negative impacts on our community. We don't need more apartments to push out the people who have been living here their whole life.	No	
6/27/2020 16:33:25	Alexander Galas	318 E Mifflin	No	My main issue is the design- the building should reflect the historic character of the buildings on Mifflin Street and Washington. The building is much too modern looking and will be an eyesore.	No	
6/27/2020 16:38:19	Cassidy Rice	Washington, DC	No	DC is the capital of gentrification and segregation. Let's not make the same case with Madison.	No	
6/27/2020 16:44:26	Amelia Brichford	404 E Washington Ave. #	No	I don't feel the proposed building is necessary or aesthetically appealing.	No	
6/27/2020 16:52:57	Katelyn Mael	1022 w Johnson st	No		No	
6/27/2020 16:56:09	Lee	225 E Lakelawn Pl	No		No	
6/27/2020 17:07:07	Autumn smerlinski	Madison	No		No	
6/27/2020 17:26:42	Finley	Schenk-Atwood	No		No	

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6/27/2020 17:54:50	Paulina Baker	1149 Petra Place	No	It will change the entire neighborhood negatively	No	
6/27/2020 19:25:25	Luna	Dayton House	No		No	
6/27/2020 19:45:20	Emma	22 N Franklin St	No	Keep Madison affordable!!!	No	
6/27/2020 20:09:09	Brandy Wilcox	Tenney Lapham	No	We don't need another luxury high rise. We need affordable housing that can serve the residents of Madison instead of driving them further out of the city to find reasonably priced living accommodations.	No	
6/27/2020 20:13:41	Jenna Moss	W Washington	No	This is gentrification.	No	
6/27/2020 20:18:37	Heidi Hakseth	209 E Mifflin	No			
6/27/2020 20:20:44	Matthew	502 East Main Street	No		No	
6/27/2020 20:59:01	Alex Wendricks I	James Madison Park Neig	No	This is absurd, Madison does not need these types of development. We need community based investments and affordable housing this will further economic divides in the community.	No	
6/27/2020 21:14:07	Amy	Mansion Hill	No		No	
6/27/2020 21:28:20	Liel	347 w Doty st	No		No	
6/27/2020 21:59:39	Jason Bunke	Bassett neighborhood	No		No	
6/27/2020 23:05:34	Hannah Schelb	115 North Hancock st	No	N/a	No	
6/27/2020 23:26:23	emma	w johnson	No		No	
6/28/2020 8:35:34	Debby James	Tenney neighborhood	No	Waaayyyyyy too big for this neighborhood!!	No	
6/28/2020 9:46:15	Jess	835 Jenifer st	No		No	
6/28/2020 10:51:50	Maria	In the neighborhood	No		No	
6/28/2020 13:50:08	Oliver Meldrum	225 E Lakelawn Pl	No	I support more housing, but it should not be luxury, and instead be affordable housing.	No	
6/28/2020 15:12:52	Michelle Joly	404 E Wilson St at S Han	No	I don't fee this height should be allowed past Blair St on E Wash, but could work after the 600 block.	No	
6/28/2020 15:21:29	Brady Zbikowski	25 N Franklin St	No	I do not in any way support the construction of high rise apartments anywhere near James Madison Park.	No	
6/28/2020 17:38:19	lauren	Tenney/lapham	No		No	
6/28/2020 18:02:30	Ha Mai	N Blair & E Dayton	No		No	
6/28/2020 18:09:15	Patrick Mayer	201 N Blair	No	Madison doesn't need another high rise luxury apartment building	No	
6/28/2020 18:22:08	Rick A Strickland	Westmorland	No	We need affordable housing downtown, not luxury high-rise	No	
6/28/2020 18:52:08	Sam Hanson	James Madison Park Area	No		No	
6/28/2020 18:55:39	Kielyn Kapugi	James Madison Park neig	No	Sunlight and housing should not be a luxury. These buildings will destroy Madison communities across the city.	No	
6/28/2020 18:57:00	Jeanne	9 Frederick Circle	No	Please stop building luxury apartments and focus on affordable housing in the capitol area. It's the right thing to do,!	No	
6/28/2020 19:41:21	Gretchen	Willy Street	No		No	
6/28/2020 19:42:45	Noah Henson	1709 onsgard road apt. 8	No		No	
6/28/2020 20:03:57	Samantha Kruckenberg	215 East Mifflin Street	No		No	
6/28/2020 20:27:40	Grace	2890 Holborn Circle	No		No	
6/28/2020 20:45:29	Elizabeth Nachman	642 State Street Madison	No		No	
6/28/2020 21:13:09	Paul cunningham	20 Edwards. St So. Portla	No		No	
6/28/2020 21:42:18	Chelsea Holman	James Madison Park	No		No	
6/28/2020 21:42:31	Tessa Bemis	409 E Johnson st	No		No	
6/28/2020 21:42:38	Julia Oanes	409 e Johnson st	No		No	
6/28/2020 23:08:19	Monica Ruppert	20 N. Blair Street	No	Keep AFFORDABLE housing options and LIGHT in this area! The large nature of this building would destroy the latter, and further gentrify the area and drive up rent prices.	No	
6/29/2020 7:04:36	Kate Becker	Tenney Lapham	No		No	
6/29/2020 8:13:14	Kyle	1580 boulder way	No		No	
6/29/2020 8:29:49	Suzy	James Madison Park	No		No	

Timestamp	What is your name?	Where do you live? (Address and/or neighborhood)	Do you approve of this development in its current form?	Comments	The proposed site of this development is zoned for a 10-story building. Do you think that is an appropriate height for the James Madison Park Neighborhood?	Comments
6/29/2020 8:40:58	Joshua cota	1905 burtin st	No	Please dont build here.	No	

To : Plan Commissioners  
From: Homeowners, Franklin Street, Madison, WI  
Date: July 8th, 2020  
Subject: 414 E. Washington Ave LZ Ventures Proposal

Dear Commissioners:

Many people living in the James Madison Park neighborhood have never had a chance to weigh in on how our neighborhood should be developed - or even if it should be redeveloped. We need city officials to reconsider not just whether new developments should be 8 stories or 10; we need them to reconsider rezoning our neighborhood to allow developments that seamlessly merge with the scale of our community.

To increase public awareness and feedback members of the 414 E. Washington Steering Committee developed and disseminated the below survey and solicited comments from people throughout the isthmus focusing on the affected neighborhoods. We received 356 responses between June 24, 2020 and July 8th, 2020. Please find a summary of these responses below and a detailed spreadsheet of comments attached.

Here are some highlights from the responses:

1. 99% of respondents do not approve the development in its current form
2. Non-replacement of affordable housing is a significant concern, and especially irresponsible during the Covid-19 pandemic and social unrest.
3. Most submitted comments raising the issue of height, shadowing, and scale as they relate to the surrounding historic neighborhood.
4. Many respondents find the architecture aesthetic unappealing and out of touch with neighborhood character.
5. Comments often noted that the residents of James Madison Park neighborhood feel their voices have not been heard by the developers and the city in regards to redevelopment

In conclusion, we ask the Plan Commission to:

1. Read the comments by those whose lives are directly affected by the decision you make today
2. Reject the development in its current form
3. Address the architectural design as it is related to the character of the surrounding historic neighborhood (scale, mass, set-backs)
4. Consider Winter shadow studies and that will affect surrounding homes
5. Request affordable housing for any development on the current site
6. Consider how luxury apartments and gentrification will affect those who have historically lived in the James Madison Park neighborhood

Thank you for your time and consideration.

Sincerely,

Andrea Fresen (Member, Avalon Cooperative Housing, 20 N. Franklin Street)

Dave Schwab (Member, Avalon Cooperative Housing, 20 N. Franklin Street)

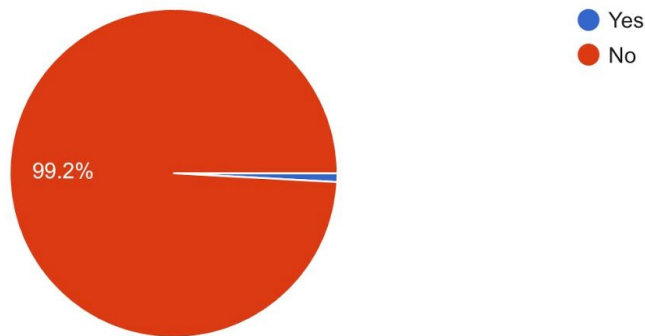
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### Survey Summary

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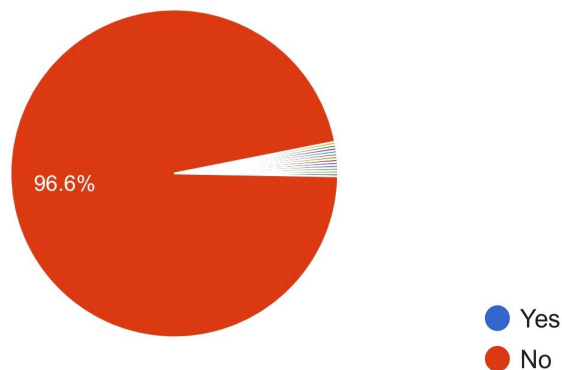
Do you approve of this development in its current form?

356 responses



The proposed site of this development is zoned for a 10-story building. Do you think that is an appropriate height for the James Madison Park Neighborhood?

354 responses



Of the 159 comments most spoke to preserving the character of the neighborhood and disapproved of the development in its current form. These were some of the most common issues raised:

1. Lack of consideration for affordable housing
2. Luxury apartments and gentrification of the neighborhood

3. The scale and mass of the development
4. Shadowing from the excess height
5. Upsetting the character and historic nature of the neighborhood
6. A development of this nature being forced through during a pandemic and a time of social unrest.

Of the 356 responses 187 people commented on the proposal. We implore you to read ALL comments on the attached spreadsheet. Here are some of the highlights.

## COMMENTS PERTAINING TO PLAN COMMISSION

1. I do not support this high rise development in our neighborhood, it is important to preserve the character and integrity of smaller buildings and affordable housing. -Alex Einsma
2. If comments get passed on to the city: Please stop oppressing neighborhoods and driving folks out with gentrified, socioeconomic privilege and oppression masked in "progress." It hurts our entire city and everyone in it when we develop under the guise of progress in places where there is vibrant life, community, stories, history, hard earned money, etc. If you want to invest in the neighborhood, talk to folks who live here and find out, through an asset-based community development model and relationship building, what folks here want and need, what would truly add to the community. Folks here have the answers, but sounds like instead you're following the money as a city and looking for profit over people, profit over community, profit for certain folks over the well-being of a whole community.-Anya Piotrowski
3. This proposal adds more luxury housing that Madison doesn't need (we have vacant luxury housing!), and demolishes affordable housing without replacing it, right near a homeless day shelter, where accessible housing is needed the most. Madison's housing market is also becoming inaccessible even for moderate or median income folks, and adding more high-rent units pushes those of us who don't work in high paying tech jobs further out of the city. I personally have been pushed out of two near east neighborhoods due to rising rent costs from building like these. Please require affordable or lower-market rate housing in this area instead, so Madison's government workers, essential workers, teachers, social workers, university staff, and anyone else can afford to live near downtown and near their jobs.-Mackenzie Dunn
4. The housing in this neighborhood is already quite expensive. I do not approve of an expensive development that would demolish more affordable housing and likely raise the prices in the entire neighborhood. Doing so in the midst of a national pandemic when housing is especially important is incredibly unconscionable. -Yuliya Nemykina
5. We need more housing to support a growing population. I'm in favor of building "up" instead of "out," but these options need to be affordable for people of lower income brackets or at least mixed income apts. Particularly during a recession where many people still have low to no income particularly due to COVID-19, building luxury housing is a great way to widen existing disparities. -Maddie Batzli
6. I dislike the development on E. Wash and downtown around Johnson/State especially. The city is losing all its character. These streets no longer look like Madison.-Kristine Harrison
7. doesn't fit with the neighborhood! -Bob Klebba
8. 8 stories is enough. -Sean Kelly

9. The current elevations as shown do not conform to the design guidelines for the James Madison Park neighborhood. Further traffic studies need to be conducted to understand impact of street parking for 4 block zone around site. More affordable units need to be included to provide equal opportunity for housing for Madison's young, growing population. While I agree with some of the statements listed on the steering committee report, I believe there is a way to design a facade which integrates with the higher traffic corridor of East Washington Street as well as Franklin and Hancock; IE stepping the facade down from ~8 stories along E.Wash to 4 stories along Franklin and Hancock.  
-Katherine E Stowell
10. I've been working at the Hancock Center for Dance/Movement Therapy at 16 North Hancock St. for over 32 years. I highly value the character and preservation of the James Madison Park Neighborhood, it's human scale homes and gardens, the shade trees canopy, affordable housing, mixed use properties and pedestrian friendly streets. I am strongly adverse to razing unique, historic and beautiful old structures. I am adverse to erasing irreplaceable character that appeals not only to its resident and business owners and renters, but to the very people who like to visit Madison for its funkiness, who week to live here because it's close to the Capitol and campuses and affordable. I am opposed to creating precedence for elite and unaffordable high rise buildings that are not family friendly nor in the same character with the neighborhood as it is. It breaks my heart that our neighborhood would become victim to another unimaginative and invasive concrete jungle. The benefits for the developers are obvious. But is it really so beneficial to our isthmus community? And I wonder how this sort of 8-10 story development could possibly be sustainable if it were to be multiplied for all the blocks throughout the old neighborhoods of our tiny ithmus communities, the historic places of Madison's beginning. That being said, in the name of density infill, there are certainly other approaches for adding residences. If new developments were approved they don't have to be elite or more than 4 or 5 stories. They don't have to take away the canopy. I would like to see more opportunity for neighborhood planning that involves the underserved and longtime residents, the renters and coop members, the individuals who think out of the box and of climate issues, for example. -Hancock Center / Laura Rogers
11. Proposed project is much too massive and out of touch with the rhythm of the neighborhood. -Steven A. Rubin
12. This is totally out of touch for the neighborhood. Not needed at all. -Nick Nice
13. I am not opposed to a large building in this neighborhood or even in this location. I just feel that the only city interest it fulfills is increasing housing density. It fails to address affordability, diversity in housing choices, viable locations for businesses, traffic congestion, and adding visual interest to Madison's skyline.-Anthony Brylski
14. Don't put this here. We don't want or need it. -Bennett johnson
15. What an eyesore. People don't deserve to miss the sun for most of the day. There are too many high rises as is. Just another building that will raise to median price to live around there and drive our students/industry workers and people of color out of a shrinking affordable pool for renting. -Glenn will
16. Too tall. Hearing how tall buildings were prevented in San Francisco had both positives for the neighborhood but negatives as it prevented development, I wondered how I would feel. I work in the Galaxy building and have a relationship with the surrounding neighborhood. While the Das Kronenberg is tall, that is 6 stories. This building is almost double that is surrounds smaller buildings closer together. -RYAN PATRICK SMALL
17. 10 stories high is ridiculous. why push this through without public meetings? we have a right to speak. covid 19 pandemic should be a time to delay projects until the public can



speaking. if you are against commentary then you are against madison. we are a community. -connie benell

18. Please do not approve this highrise! I am an Madison Community Cooperative member who was involved with the purchase of a house on Hancock Street. This development would go up immediately next door and dramatically negatively affect the quality of life of our members.-Jacqueline Schmitt
19. Both the scale and design seem to be at odds with the neighborhood. -Erin Leary
20. It is too tall and does not fit in with the neighborhood -Meagan Porter
21. It's too tall, completely out of character and the historic homes should be saved in place. This type of project belongs closer to the square or nearer the 800 blocks of E Washington Ave. This use will be disruptive to the neighborhood and increase parking pressures (in one of the worst Residential Parking Permit areas in the city) for those who live here and don't have driveways or garages. -Brenda Konkel
22. Leave these neighborhoods alone. No high rises. This will remove affordable housing that is needed in the downtown area. -Brittany Sachs
23. I support reconsidering this development. This type of building is out of character with the rest of the neighborhood. This kind of development must blend more seamlessly into the culture already established in this neighborhood. -Nicholas Ryan
24. Building housing is irresponsible/unethical right now if it is not affordable to people with more limited incomes and if it does not help create a sense of community and neighborhood connection. Luxury apartments are a HARD NO and instead money should be directed towards helping Black people own homes and creating more affordable housing initiatives. A 10-story building has NEVER served that purpose and does NOT create community. -Mia Robidoux
25. Downtown is too small for more buildings like this to get built around -Alba Rangel
26. Don't tear down beautiful old houses to build something ugly that gentrifies the neighborhood! -Archie
27. This type of tall buildings are swallowing our beautiful downtown and adding nothing but traffic to an already small area. -Alba
28. Our city does not need more luxury high rise apartments. It needs affordable housing within the downtown area. Do not cast Madison in another luxury shadow. -Emily Greinwald
29. The excessive building of large apartment buildings is ruining the creative character of Madison. Maintaining character and culture is very important to me for my neighborhood and those who fight to destroy houses to build cheap, money-grabbing high rises are completely out of touch with what makes Madison, Madison. Stop destroying Madison! -MOLLY WILLGING
30. The fact that this would demolish affordable housing and not replace it, tower over our homes and block sunlight, and further gentrify the neighborhood is absolutely reprehensible. -Jessica Goerling
31. A building of this size is not what we need in Madison right now. We need housing that is affordable, that is in line with the scale of the neighborhood, that retains the character of the neighborhood and town. Please do not allow this development to move forward. -Jessica Gilkison
32. I lived in two different apartments near the proposed development and am very familiar with the neighborhood and the area, the proliferation of cheaply finished, expensive high rise apartments and mega hotels in the area are not only eroding the architectural character of the neighborhood, but accelerating gentrification for one of the few remaining semi-affordable areas on the isthmus. I don't think anyone with the tech

money to live in these high rises is really facing any challenge finding a variety of brand new housing options in the area. We do not need another one that not only adversely affects the neighboring properties but continues amplifying the wealth disparities in our community. I urge you to deny this proposal in favor of a building more in scale with the surrounding buildings and with a more-than-symbolic commitment to affordable housing. Madison deserves that, not another luxury high rise. -Ana Maria Vascan

33. This high rise does not belong in this area. It is unsightly and will raise rent prices.  
-Sophia Burroughs
34. This wouldn't with our amazing historical neighborhood and will only further gentrify the city, block sunlight, reduce affordable housing, ect. This will also cause further parking issues..... Huge mistake to make this apartment building. -Christina Alvarez
35. Building looks terribly out of place, blocks sunlight from surrounding houses and businesses, housing costs will rise. People will be angry and the reviews will be filled with one stars ruining the apartment's reputation. Furthermore, the apartments already built in the downtown area are known to be consistently empty because most cannot afford or want to live there. We know this is part one of a multiple step building process that will lead to the destruction of affordable housing and a content community. Please move apartment elsewhere, there are enough luxury apartments in the area. -Lisa H
36. It is poor design and makes no sense to put a 10-story building next to a two-story building. This is just a bad idea all around. Immediate Neighbors are against it. -Seth Nowak
37. The thing is ugly and out of scale. Stop already. We like the nature of our small town. We have allowed too much of this gentrification that results in canyonization. Thank you.  
-Gay Davidson-Zielske
38. There is not enough housing in this neighborhood already. It's replacing a Kinkos for gods sake. If you don't want this type of development this close to the major downtown area you should think twice about where you want to live. Also, housing is not affordable here anyway -No Name
39. Its already getting so crowded down here. And dark. All of these new developments are so tall they cover any sunshine trying to peek through. We dont need another eyesore. Restore old buildings already put in place. -Zoe Thedens
40. It would demolish affordable housing and not replace it, tower over our homes and block sunlight, and further gentrify the neighborhood. These are luxury rental apartments right across the street from the homeless day shelter. -Emma Minkoff
41. not this block site, centered in established residential area, does not integrate. It would better integrate as part of Brayton lot plan done previously. Improving the Klinke site is a positive, but do not support this form. -Juli Wagner
42. Madison needs actual market-rate housing, not another high-price development. Madison renters have been assured time and again that new development will reduce housing costs, but the exact opposite has happened. Moving to Madison as a young person without a high-paying tech job is no longer affordable (the one-bedroom apartment on the near-est side I rented when I started graduate school 6 years ago for \$680/mo is now over \$900!), and yet we are expected to believe that the solution is more high-rise construction. High-end development hurts the middle class. The proposed project at 414 E Washington is completely unlike the Galaxie, Constellation, or 700 East developments, in that it directly abuts smaller (two and three-story) homes, rather than similarly-sized buildings or green space. This will keep the neighborhood in shadow, and tacitly allow an arms-race of redevelopment. This project must present real solutions for affordable housing: the existing residential capacity within the project footprint must

be preserved, at a comparable price and quality to existing rental options. Without this concession by the developer, the 414 E Washington project is a non-starter. -Zachary Pace

43. This is a historic district and architecture should reflect that - this will set a precedent for future high rises in the neighborhood. Any new proposed apartment housing should also include a mandatory % of low-income units and be LEED certified.-Abigail Barnes
44. I don't want to live across the street from a large construction project for however long it takes to build and I really don't want large ugly buildings covering the whole of East Wash in a blanket of shade. Madison has such a unique collection of smaller individual buildings. If we need to expand housing do so with more places like state street, where the neighborhood can grow closer together.-keifer b gross
45. I'm by no means a NIMBY, but something like 3-6 stories would be more appropriate in this location given the scale of the other residential in the neighborhood. I actually live two houses in from a 4 story building and it's fine, but a 10 story building would be a bit much. -Abby Davidson
46. Please redevelop for a smaller building. Or don't build it at all. We have SO many vacant apartments in high-rises in Madison, building more right now is absurd, especially a massive one. Also please for the love of god, have enough parking for EVERY tenant and require it. The street parking on Franklin is absolutely horrid and you're only going to make it worse for all of us. Also also, please don't take away my neighbors' sunlight, :( -Rachel
47. Please we don't need more of these in our neighborhood. If you want high buildings move away from the downtown area -Alyssa
48. This building is a bad fit for the neighborhood and will be a nuisance, increase prices, traffic and congestion. The proposed building is too large and will reside directly next to housing with no large gaps in between. Similar buildings in Madison have roads, alleys and smaller commercial spaces creating a gap between the residence and the building. This is an unsightly design and is counter intuitive to the nature and character of the neighborhood. Other newer apartments on East Washington are not directly next to housing developments. The Constellation, Galaxie and Lyric apartments have large green spaces with Breese Stevens and Reynolds park adjacency and have roads in between these buildings and nearby houses. This leaves breathing room and helps preserve the neighborhood areas without infringing on them. The proposed 414 site does not have this space. The Lyric apartments at 1010 East Washington Ave also use a tiered system in the back of the building, however at the Lyric it is 3 stories instead of the 7 stories at the proposed 414 site. The overall height of 414 would be too high. This building will be a nuisance to look at and block the beautiful view of Saint Patrick Church. Traffic will increase in an area with heavy foot traffic and too many cars already. Mifflin Street intersects this area and is used as a bike lane and there is too much congested traffic intersecting it making it dangerous to bikers and pedestrians. A new building of this scale will reduce parking in an already difficult to park neighborhood, even if underground parking is included because of increased visitor traffic. The James Madison Park neighborhood is an affordable beautiful neighborhood that is modestly priced for lower income people to live in Madison and they cannot easily afford extra parking. Building luxury apartments does not help address the housing difficulties of those in Madison, WI. Contrary to the belief that any housing helps a shortage, luxury housing attracts other high earning households and displaces lower earning households. Many developers may try to explain a process of "filtering" where newer buildings are slowly filled with lower earning households. This process is too long, upwards of 30 years and

may not even be relevant considering today's economic situation. Consider this infographic from the Council of Community Housing Organizations <https://www.sfccho.org/blog/2018/12/5/the-filtering-fallacy> Luxury housing does not mean high quality long lasting apartments, but a premium price on a high rise in a central location. These buildings may not be of high quality in their construction. If the developers are serious about building in this spot they should consider a 4 story building with low income housing. This would fit both the character of the neighborhood, remove the shade issue and help address Madison's housing issues. -David Neuman

49. I do not approve to this building because of the negative impacts on our community. We don't need more apartments to push out the people who have been living here their whole life. -Lilly Scott
50. Waaayyyyyy too big for this neighborhood!! -Debby James
51. I don't fee this height should be allowed past Blair St on E Wash, but could work after the 600 block. -Michelle Jolly
52. I do not in any way support the construction of high rise apartments anywhere near James Madison Park. -Brady Zbikowski
53. Keep AFFORDABLE housing options and LIGHT in this area! The large nature of this building would destroy the latter, and further gentrify the area and drive up rent prices. -Monica Ruppert
54. Sunlight and housing should not be a luxury. These buildings will destroy Madison communities across the city. -Kielyn Kapugi
55. I am adamantly opposed to this development. As a current resident of the neighborhood, it is blatantly obvious to me that a 10-story building is way too large. This area already has major parking constraints and cannot support this many new residents, even with a parking garage. The proposed building is massive in comparison to the other buildings in this area and would be an eyesore. I am concerned that the known and documented contamination on the building site could pose a significant health risk to residents of the area. Also, it is absolutely crass and thoughtless to even suggest a rooftop swimming pool that overlooks the homeless shelter on N. Hancock St. This fact alone speaks volumes of the carelessness of the developer. Lastly, I am completely disgusted by the behavior of Joe Martino who (as I understand) volunteered to submit a letter on behalf of the neighborhood steering committee, which was not representative of the views of the actual residents of the neighborhood. My understanding is that Joe Martino misrepresented his identity to the steering committee members and did not disclose his former employment with JP Cullen & Sons and current employment with CoolSys HVAC Systems. As I understand, both of these companies have a vested interest in the design being approved by the City of Madison. If my understanding of this situation is accurate, Martino's actions are fraudulent and potentially illegal. The last thing that the City of Madison needs during a global pandemic and period of unprecedented unemployment is MORE luxury apartments that only financially benefit the developers, not the taxpaying citizens of this city. I support redevelopment that is size-appropriate for the lot and neighborhood if it provides desperately needed affordable housing. -Kendall Poltzer

Timestamp	What is your name?	Where do you live? (Address and/or neighborhood)	Do you approve of this development in its current form?	Comments	The proposed site of this development is zoned for a 10-story building. Do you think that is an appropriate height for the James Madison Park Neighborhood?
6/24/2020 13:20:35	Becca	N Franklin Street	No		No
6/24/2020 13:42:03	Alex Einsman	513 E Gorham St; James Madison Park	No	I do not support this high rise development in our neighborhood, it is important to preserve the character and integrity of smaller buildings and affordable housing.	No
6/24/2020 13:46:31	Connor Polydoroff	409 E. Main St., Madison, WI	No	This will perpetuate housing inequality. There is no way that this building will sufficiently serve the middle class. It will serve rich people (minus what I'm guessing is some income restricted units). Not worth it. Build in Fitchburg or Verona.	No
6/24/2020 13:50:08	Kendall Poltzer	15 N. Hancock St.	No	I am adamantly opposed to this development. As a current resident of the neighborhood, it is blatantly obvious to me that a 10-story building is way too large. This area already has major parking constraints and cannot support this many new residents, even with a parking garage. The proposed building is massive in comparison to the other buildings in this area and would be an eyesore. I am concerned that the known and documented contamination on the building site could pose a significant health risk to residents of the area. Also, it is absolutely crass and thoughtless to even suggest a rooftop swimming pool that overlooks the homeless shelter on N. Hancock St. This fact alone speaks volumes of the carelessness of the developer. Lastly, I am completely disgusted by the behavior of Joe Martino who (as I understand) volunteered to submit a letter on behalf of the neighborhood steering committee, which was not representative of the views of the actual residents of the neighborhood. My understanding is that Joe Martino misrepresented his identity to the steering committee members and did not disclose his former employment with JP Cullen & Sons and current employment with CoolSys HVAC Systems. As I understand, both of these companies have a vested interest in the design being approved by the City of Madison. If my understanding of this situation is accurate, Martino's actions are fraudulent and potentially illegal. The last thing that the City of Madison needs during a global pandemic and period of unprecedented unemployment is MORE luxury apartments that only financially benefit the developers, not the taxpaying citizens of this city. I support redevelopment that is size-appropriate for the lot and neighborhood if it provides desperately needed affordable housing.	No
6/24/2020 13:53:33	Bob Klebba	704 E Gorham St	No	doesn't fit with the neighborhood!	No
6/24/2020 13:58:10	Sean Kelly	25 N Franklin St	No	8 stories is enough.	No
6/24/2020 14:03:32	Dawn O'Kroley	646 E Gorham Street Madison WI	No		No
6/24/2020 14:32:56	Katherine E Stowell	25 N. Franklin St., Madison, WI	No	The current elevations as shown do not conform to the design guidelines for the James Madison Park neighborhood. Further traffic studies need to be conducted to understand impact of street parking for 4 block zone around site. More affordable units need to be included to provide equal opportunity for housing for Madison's young, growing population. While I agree with some of the statements listed on the steering committee report, I believe there is a way to design a facade which integrates with the higher traffic corridor of East Washington Street as well as Franklin and Hancock; IE stepping the facade down from ~8 stories along E.Wash to 4 stories along Franklin and Hancock.	No
6/24/2020 16:18:45	Steven A. Rubin	E. Main St. First Settlement Neighborhood	No	Proposed project is much too massive and out of touch with the rhythm of the neighborhood.	No
6/24/2020 17:06:03	Nick Nice	117 East Main St	No	This is totally out of touch for the neighborhood. Not needed at all.	No
6/24/2020 17:32:44	Anthony Brylski	911 E Johnson St.	No	I am not opposed to a large building in this neighborhood or even in this location. I just feel that the only city interest it fulfills is increasing housing density. It fails to address affordability, diversity in housing choices, viable locations for businesses, traffic congestion, and adding visual interest to Madison's skyline.	Yes, but it would have to be a remarkable building.
6/24/2020 18:06:55	Shannon Lipe	100 Block N Franklin St	No		No
6/24/2020 18:09:45	Anna Dawley	133 N Franklin St	No		No
6/24/2020 18:16:01	Gwen Shales	1221 Sherman Ave	No		No
6/24/2020 18:40:14	Bennett johnson	Near festival	No	Don't put this here. We don't want or need it	No
6/24/2020 19:13:37	Mary	15 North Hancock Street	No	Madison needs affordable housing downtown for workers not just wealthy professionals.	No
6/24/2020 19:34:36	Kevin Trottier	2913 Milwaukee St	No		No
6/24/2020 19:36:00	Cathy	Wilson Street	No		No
6/24/2020 19:36:09	Jesse Jarvis	131 East Johnson	No		No
6/24/2020 20:02:07	Thomas Trione	844 E Gorham st	No		No
6/24/2020 20:03:14	Kyle Kiepert	516 E. Mifflin St. Madison, WI	No		No
6/24/2020 20:29:12	Glenn will	Mansion hill	No	What an eyesore. People don't deserve to miss the sun for most of the day. There are too many high rises as is. Just another building that will raise to median price to live around there and drive our students/industry workers and people of color out of a shrinking affordable pool for renting.	No
6/24/2020 20:49:03	Leah Duff	146 E Gorham Street, Madison WI	No		No
6/24/2020 21:45:31	Mara Benowitz	947 E. Johnson St.	No		No
6/24/2020 22:06:24	Taylor benson	James Madison park neighborhood	No		No
6/24/2020 22:17:46	Andrea Fresen	20 N Franklin St Madison, WI / James Madison Neighborhood	No		No
6/24/2020 22:59:39	McKenna Becker	117 n Butler St	No		No
6/24/2020 23:01:48	Francesca Hong	Hiestand	No		No

Timestamp	What is your name?	Where do you live? (Address and/or neighborhood)	Do you approve of this development in its current form?	Comments	The proposed site of this development is zoned for a 10-story building. Do you think that is an appropriate height for the James Madison Park Neighborhood?
6/25/2020 8:11:21	RYAN PATRICK SMALL	738 Lorillard CT (Bassett Neighborhood).	No	Too tall. Hearing how tall buildings were prevented in San Francisco had both positives for the neighborhood but negatives as it prevented development, I wondered how I would feel.  I work in the Galaxy building and have a relationship with the surrounding neighborhood. While the Das Kronenberg is tall, that is 6 stories. This building is almost double that is surrounds smaller buildings closer together.	No
6/25/2020 9:45:57	Miranda Leigh McElligott	Yahara Park Place	No	We need affordable housing in Madison, not luxury. Developments of this nature serve no one but the already advantaged.	Height is not my concern. Luxury housing in place of affordable units is my concern.
6/25/2020 9:46:01	Cari Sims	SASY	No		No
6/25/2020 9:46:25	Margaret Earley	N Butler St at E Johnson St	No		No
6/25/2020 9:53:02	Leila H Walker	N. Franklin and E. Washington	No		No
6/25/2020 9:53:57	allison watson	809 e johnson	No		No
6/25/2020 9:55:30	Jack Kear	Marquette	No	Build high development further down E wash so citizens can see our capital	No
6/25/2020 9:58:37	Lauren Schwartz	Cap East, James Madison Park	No		No
6/25/2020 10:00:01	Connor Raboine	W. Dayton	No		No
6/25/2020 10:00:24	Perez	106 S Hancock	No	MCC owns two properties that would be directly affected by this. How insane!	No
6/25/2020 10:01:38	Sylvia stangel	2725 Oakridge Ave	No		No
6/25/2020 10:01:54	Marlyssa Crow	West Wilson street	No	Proposing a plan to deconstruct affordable housing for a luxury apartment? Many people of color and people with low income still need a place to live. There are plenty of luxury apartments available elsewhere. This is unneeded and seems tactile in its attack on low income people, black people and people of color.	No
6/25/2020 10:03:28	Lezlie Blanton	Emerson East	No		No
6/25/2020 10:04:04	Danielle Lower	Sherman Village, Northside of Madison	No		Demolishing affordable housing and not replacing it for "luxury" is innapropriate. Also consider the neighbors at the day homeless shelter across the street
6/25/2020 10:04:16	Ian Shay	20 N Franklin St, Madison	No	Madison does not have enough affordable housing, and I don't see developers prioritizing that	No
6/25/2020 10:06:18	P'aziži	South Madison	No		No
6/25/2020 10:08:35	Anna Landry	2715 Marshall Ct, Madison WI 53705	No		No
6/25/2020 10:08:55	connie benell	e washington ave	No	10 stories high is ridiculous. why push this through without public meetings? we have a right to speak. covid 19 pandemic should be a time to delay projects until the public can speak. if you are against commentary then you are against madison. we are a community.	No
6/25/2020 10:12:25	Karissa Smaglick	265 Langdon St	No		No
6/25/2020 10:14:43	Sarah Beach	53719	No		No
6/25/2020 10:16:07	Theresa Zauner	Old Market Place	No		No
6/25/2020 10:20:48	Lucas LoBreglio	Nakoma	No		No
6/25/2020 10:28:27	Tabitha Dankert	221 N Few St	No	Because that's all Madison needs right now, more unaffordable housing during a fucking pandemic. C'mon.	No
6/25/2020 10:31:43	Oliver Trousdale	Tenney Lampan	No		No
6/25/2020 10:34:47	Nicole	2116 bashford ave madison wi 53704	No		No
6/25/2020 10:39:28	Robert Christl	North Hamilton St.	No	We want fewer luxury apartments and more affordable, cooperative housing.	No
6/25/2020 10:39:41	Amanda	Sherman Neighborhood	No	Stop gentrifying Madison	No
6/25/2020 10:43:57	Mackenzie Dunn	Emerson East	No	This proposal adds more luxury housing that Madison doesn't need (we have vacant luxury housing!), and demolishes affordable housing without replacing it, right near a homeless day shelter, where accessible housing is needed the most. Madison's housing market is also becoming inaccessible even for moderate or median income folks, and adding more high-rent units pushes those of us who don't work in high paying tech jobs further out of the city. I personally have been pushed out of two near east neighborhoods due to rising rent costs from building like these. Please require affordable or lower-market rate housing in this area instead, so Madison's government workers, essential workers, teachers, social workers, university staff, and anyone else can afford to live near downtown and near their jobs.	No
6/25/2020 10:45:06	Jacqueline Schmitt	Mifflin	No	Please do not approve this highrise! I am an Madison Community Cooperative member who was involved with the purchase of a house on Hancock Street. This development would go up immediately next door and dramatically negatively affect the quality of life of our members.	No
6/25/2020 10:46:00	Onah Rongstad	418 N Paterson St	No		No
6/25/2020 10:48:37	Sam Clayton	225 e lakelawn pl	No	I'd approve if it was intended to be low income housing.	
6/25/2020 10:51:38	Cam Braunstein	Bassett District	No		No
6/25/2020 10:52:00	J Isaac Gadiant	143 S Hancock St, Apt #1	No	Madison doesn't need anything like this anywhere. Invest in our communities who have dire needs.	No

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6/25/2020 10:52:37	Mike Jonjak	2202 Kendall Ave	No		No
6/25/2020 10:54:04	Leah	Capitol	No		No
6/25/2020 10:56:50	Yuliya Nemykina	130 N Hancock St	No	The housing in this neighborhood is already quite expensive. I do not approve of an expensive development that would demolish more affordable housing and likely raise the prices in the entire neighborhood. Doing so in the midst of a national pandemic when housing is especially important is incredibly unconscionable.	No
6/25/2020 11:08:43	Erin Leary	815 Prospect Place	No	Both the scale and design seem to be at odds with the neighborhood.	No
6/25/2020 11:18:38	Meagan Porter	1122 Curtis Court, Madison	No	It is too tall and does bit fit in with the neighborhood	No
6/25/2020 11:20:57	Virginia	Eken Park Neighborhood	No		No
6/25/2020 11:25:55	Anais	Bassett	No		No
6/25/2020 11:27:33	Jade Randhawa	North Pinckney street	No		No
6/25/2020 11:29:32	Pam Gabriel	420 w. Wilson st. #202 Madison, WI 53703	No	Madison is getting too expensive. It's becoming harder and harder to find affordable apartments and housing. There are plenty of other luxury apartments with vacancies, and we don't need another one.	No
6/25/2020 11:31:01	Shantal Alfaro	Eken Park	No	We need more affordable homes in the City of Madison, not luxury apartments. Middle class and lower class households can't afford these luxury homes, and it increases the value of homes around it, making it impossible for middle/lower class households to afford homes all together. Homes that should be \$110,000-200,00 are being sold at \$225,000 and above, causing huge gaps in diversity of home ownership. Also, another towering building is something we can do without here in the City of Madison.	No
6/25/2020 11:35:45	Brenda Konkel	30 N Hancock St.	No	It's too tall, completely out of character and the historic homes should be saved in place. This type of project belongs closer to the square or nearer the 800 blocks of E Washington Ave. This use will be disruptive to the neighborhood and increase parking pressures (in one of the worst Residential Parking Permit areas in the city) for those who live here and don't have driveways or garages.	No
6/25/2020 11:36:37	Marguerite Rapp	Schenk Atwood	No	We need affordable multi-family housing, not more luxury condos for the wealthiest of Madison's population.	No
6/25/2020 11:36:58	Hannah stetz	11 w Gilman st	No	stop gentrifying our neighborhoods	No
6/25/2020 11:36:59	Keegan Smith-Nichols	Franklin St	No		No
6/25/2020 11:39:20	Tyson	437 N Frances St Unit 334, Madison, WI 53703	No		No
6/25/2020 11:45:40	Marie Fiori	E. Johnson St., Tenney-Lapham Neighborhood	No		No
6/25/2020 11:53:58	anna freudenberg	418 n paterson	No	stop building housing for people who are just going to live here for a few years and work at epic or go to the Uw. Remember that there are communities who need affordable housing and plan on contributing to the local economy for decades.	No
6/25/2020 11:58:29	Sarah	Downtown	No		No
6/25/2020 12:02:49	Nataley Neuman	53204 (Milwaukee)	No		No
6/25/2020 12:05:22	Ty Golackson	1250 Jenifer St [formerly on N Hancock St]	No		No
6/25/2020 12:07:12	Kyle Cushman	146 Langdon St	No		No
6/25/2020 12:11:25	Kristen	Fitchburg	No	Use this space for projects that our community needs! Affordable housing!!	No
6/25/2020 12:16:06	Kristine Harrison	2613 university ave	No	I dislike the development on E. Wash and downtown around Johnson/State especially. The city is losing all its character. These streets no longer look like Madison.	No
6/25/2020 12:19:17	Brittany Sachs	144 e gorham street	No	Leave these neighborhoods alone. No high rises. This will remove affordable housing that is needed in the downtown area.	No
6/25/2020 12:29:58	Emily Hamm	909 E Dayton St #3	No	I am concerned about continued neighborhood gentrification. As we have more open discussions about racism in Madison, and have huge economic shifts for families due to COVID, this seems like an absolutely inappropriate time to be approving housing if it is not aimed to be low-income accessible.	No
6/25/2020 12:30:17	Kyra Johnson	Sky view Meadows	No		No
6/25/2020 12:32:00	Greta Tang	333 west miffin st. Madison WI 53703	No	Don't add any more luxury housing as it's too expensive for the people working on Madison to afford. It's just more housing for the Epic works. And you are taking away a lot of lower income housing for students and workers. We have enough huge luxury apartments and condos down town for now. Seriously we just built a ton, maybe have those fully rented first?	No
6/25/2020 12:32:42	Mac Gaitan	First Settlement	No		No
6/25/2020 12:41:14	Daisy	Vera Court	No		No
6/25/2020 12:43:23	Alexandra Delvoye	121 S Hancock St	No	It is hard enough to find a place downtown to live within a reasonable price range. This will further raise prices for rent around the area.	No
6/25/2020 12:43:26	Gretchen Sager	Highland Manor	No	Just stop with the gentrification. We don't want it.	No
6/25/2020 12:43:46	Lanie Kohn	W Washington Ave	No		No
6/25/2020 12:45:21	India Freeman	501 N henry st	No		No
6/25/2020 12:49:30	Nicholas Ryan	123 W Gorham St. 53703	No	I support reconsidering this development.	No
6/25/2020 12:49:49	Mia Robidoux	Downtown Resident - 53703	No	Building housing is irresponsible/unethical right now if it is not affordable to people with more limited incomes and if it does not help create a sense of community and neighborhood connection. Luxury apartments are a HARD NO and instead money should be directed towards helping Black people own homes and creating more affordable housing initiatives. A 10-story building has NEVER served that purpose and does NOT create community.	No

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6/25/2020 12:57:57	Amy Owen	Near east Madison	No		No
6/25/2020 12:58:59	Sallie Anna Steiner	116 E Gorham Street Apt H	No		No
6/25/2020 13:02:05	Erin Daly	Wil-Mar	No		No
6/25/2020 13:05:15	Aaron Kelly	Greenbush	No	Do better. Plus it looks like shit	No
6/25/2020 13:06:39	Kelly Hoppe	1351 South St. Apt.7	No	Stop building high rise luxury apartments. They are unaffordable for low and middle class workers and families, and are further gentrifying traditionally affordable, working class neighborhoods. I'm terrified for my blue collar, special needs family, and our continued ability to afford housing if this overall trend in Madison continues. I have lived here my entire life, but we have recently started to question whether families like ours are really welcomed here. Some of us are stuck in a middle ground where we do not qualify for subsidized housing due to income, but also are increasingly struggling to find affordable housing. When half of your take home pay goes to housing, that is NOT affordable, and it's interfering significantly with our quality of life. Please MAKE IT STOP. Classism and elitism do not look good on this once wonderful city.	No
6/25/2020 13:09:13	Ashley Hartman Annis	2567 Hoard Street Madison WI 53704	No		No
6/25/2020 13:15:49	Kim Kimball	614 w Doty street. Apt 319 madison wi	No		No
6/25/2020 13:18:36	Katelyn Danielson	2921 Preston Rd Madison WI 53719	No		No
6/25/2020 13:37:40	Alba Rangel	Downtown	No	Downtown is too small for more buildings like this to get built around	No
6/25/2020 13:38:58	Archie	University Ave	No	Don't tear down beautiful old houses to build something ugly that gentrifies the neighborhood!	No
6/25/2020 13:39:39	Matthew Grimm	1217 E Johnson St., Tenney-Lapham, Madison	No		No
6/25/2020 13:43:05	Cody Wieder	Sunfish Court	No		No
6/25/2020 13:47:18	Alba	Downtown	No	This type of tall buildings are swallowing our beautiful downtown and adding nothing but traffic to an already small area	No
6/25/2020 13:50:23	Glauco Lopes	James Madison Park	No		No
6/25/2020 13:51:50	Emily Greinwald	1116 East Mifflin	No	Our city does not need more luxury high rise apartments. It needs affordable housing within the downtown area. Do not cast Madison in another luxury shadow.	No
6/25/2020 13:56:14	Maya Reinfeldt	Verona, WI	No		No
6/25/2020 14:03:58	Nikki Meaux	1010 E Washington	No		No
6/25/2020 14:18:57	Niko Magallón	312 N. Ingersoll St. Apt. 2 Madison, WI 53703	No	Stop gentrification in Madison! Stop exacerbating the housing crisis during a pandemic!	No
6/25/2020 14:24:43	Kateri Weege	Tenney Park neighborhood	No		No
6/25/2020 14:24:57	MOLLY WILLGING	427 E Gorham St	No	The excessive building of large apartment buildings is ruining the creative character of Madison. Maintaining character and culture is very important to me for my neighborhood and those who fight to destroy houses to build cheap, money-grabbing high rises are completely out of touch with what makes Madison, Madison. Stop destroying Madison!	No
6/25/2020 14:25:10	Alyssa Gile	Cherokee Neighborhood North Madison	No		No
6/25/2020 14:29:09	Aiden Jacobs	Downtown	No	Downtown housing is currently only affordable for students, graduate students, and University employees with the current housing options. This development will compromise the diverse group of people living downtown.	No
6/25/2020 14:31:00	Bridgit Van Belleghem	Tenney lapham	No		No
6/25/2020 14:39:20	Rachel Peller	812 Jenifer St.	No		No
6/25/2020 14:44:32	Rasha Deluliis	Westmoreland Neighborhood, Madison WI	No		No
6/25/2020 14:47:59	Jessica Goerling	1850 Beld St, Apt C4, Madison, WI, 5371	No	The fact that this would demolish affordable housing and not replace it, tower over our homes and block sunlight, and further gentrify the neighborhood is absolutely reprehensible.	No
6/25/2020 14:49:54	Holly Pace	Mansion Hill	No		No
6/25/2020 14:54:03	Miranda Alksnis	403 Washburn Place	No	Affordable housing is a human right.	Affordability is what matters, before height of building.
6/25/2020 15:02:04	Polina Levchenko	Middleton	No		No
6/25/2020 15:05:35	Eric Niemeyer	129 S Hancock St, Unit 5	No		No
6/25/2020 15:28:53	Taylor Bailey	16 E Gorham St	No	Luxury condos in this area are not what folk here can afford. Rent is going up in Madison due to luxury condos like this being built while many are being priced out of Madison for good. Please consider scrapping this plan and working with community members to improve the neighborhood that already exists!	No
6/25/2020 15:33:49	Katie Wise	3401 Kipling Drive	No		No
6/25/2020 15:51:21	Jack Innes	Atwood Neighborhood	No		No
6/25/2020 15:53:31	Lauren Altaweel	Willy/Marquette Neighborhood	No	Luxury high rises are virtually eliminating affordable housing in Madison. This will displace so many people from this neighborhood.	No



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6/25/2020 15:53:41	Anya Piotrowski	20 N Franklin St., Madison, WI	No	If comments get passed on to the city: Please stop oppressing neighborhoods and driving folks out with gentrified, socioeconomic privilege and oppression masked in "progress." It hurts our entire city and everyone in it when we develop under the guise of progress in places where there is vibrant life, community, stories, history, hard earned money, etc. If you want to invest in the neighborhood, talk to folks who live here and find out, through an asset-based community development model and relationship building, what folks here want and need, what would truly add to the community. Folks here have the answers, but sounds like instead you're following the money as a city and looking for profit over people, profit over community, profit for certain folks over the well-being of a whole community.	No
6/25/2020 16:03:46	Erika	827 Kottke Drive	No	NO more un-affordable housing. NO more gentrifying our city.	No
6/25/2020 16:04:44	Jessica Gilkison	Glen Oak Hills neighborhood	No	A building of this size is not what we need in Madison right now. We need housing that is affordable, that is in line with the scale of the neighborhood, that retains the character of the neighborhood and town. Please do not allow this development to move forward.	No
6/25/2020 16:27:54	Michelle Sherbinow	142 S Franklin St	No		No
6/25/2020 16:29:31	Alice Ogden-Nussbaum	244 W. Lakelawn Pl.	No		No
6/25/2020 16:36:33	Jen Blasco	420 W Dayton Street	Yes		No
6/25/2020 16:43:07	Michael Bellecourt	425 W Washington Ave Apt 507	No	Madison needs far FAR fewer luxury condos and more affordable housing units.	No
6/25/2020 16:46:17	Vanessa Shipley	117 East Main Street	No		No
6/25/2020 16:48:04	Ana Maria Vascan	Wil-Mar but previously lived near JMP on two separate occasions.	No	I lived in two different apartments near the proposed development and am very familiar with the neighborhood and the area, the proliferation of cheaply finished, expensive high rise apartments and mega hotels in the area are not only eroding the architectural character of the neighborhood, but accelerating gentrification for one of the few remaining semi-affordable areas on the isthmus. I don't think anyone with the tech money to live in these high rises is really facing any challenge finding a variety of brand new housing options in the area. We do not need another one that not only adversely affects the neighboring properties but continues amplifying the wealth disparities in our community. I urge you to deny this proposal in favor of a building more in scale with the surrounding buildings and with a more-than-symbolic commitment to affordable housing. Madison deserves that, not another luxury high rise.	No
6/25/2020 16:50:44	Whitney Thompson	Brittingham neighborhood	No		No
6/25/2020 16:55:59	Meghan Deckert	Tenney-lapham	No		No
6/25/2020 17:13:38	Ash Collins	1105 rowell st, #1, Madison, WI 53715	No		No
6/25/2020 17:20:38	Mollie	Mansion Hill	No	Stop gentrifying Madison neighborhoods!	No
6/25/2020 17:28:48	Auden Krauska	Scheks Corners	No		No
6/25/2020 17:32:38	Tucker Moore	2005 N Sherman Ave Apt	No		No
6/25/2020 17:36:38	Sophia Burroughs	Vilas-Greenbush Neighbo	No	This high rise does not belong in this area. It is unsightly and will raise rent prices.	No
6/25/2020 17:42:32	Dr. Olivia Williams	437 W Johnson St	No	There is no need for luxury condos. They drive up prices on surrounding property and degrade the experience of living in the neighborhood. Madison needs affordable housing.	No
6/25/2020 17:45:23	Catriona Miller	Downtown	No	Who are these luxury high rises for, anyway? The city needs to build more housing for university employees.	No
6/25/2020 17:49:48	Ellie Daniels	East Madison (53718)	No		No
6/25/2020 18:06:20	Mick	South campus	No		No
6/25/2020 18:07:05	Ethan Krebs	Vilas neighborhood	No		No
6/25/2020 18:30:41	Claire Nelson-Lifson	Eken Park neighborhood	No	we don't need any more luxury apartment buildings we need affordable housing!!!	No
6/25/2020 18:36:37	Rosemary Spolar	Regent neighborhood	No	No more goddamn high rises on the isthmus	No
6/25/2020 18:48:21	Aesasbi	James Madison Park Neig	No		No
6/25/2020 18:58:38	Christina Alvarez	137 East Gorham Street	No	This wouldn't with our amazing historical neighborhood and will only further gentrify the city, block sunlight, reduce affordable housing, ect. This will also cause further parking issues..... Huge mistake to make this apartment building.	No
6/25/2020 19:16:34	Lydia Berggruen	Mansion hill historic distric	No	Affordable housing is already extremely difficult to find in Madison, and this design will only cater to the wealthy (NOT students or young professionals). It is an eyesore that will plague this neighborhood and cast many residences into literal darkness.	No
6/25/2020 19:27:00	Andrew Fox	244 West Lakelawn Place	No	a big low-income housing cooperative is more appropriate for this time and place.	No
6/25/2020 19:41:51	Alex Schemm	165 Countryside Dr. Evan	No		No
6/25/2020 19:44:15	Willow Wallis	Park Village Apartments	No	There is plenty of outrageously expensive housing in Madison. This is not what Madison needs	I am indifferent to the height of the building
6/25/2020 19:50:43	Lisa H	Downtown/State street	No	Building looks terribly out of place, blocks sunlight from surrounding houses and businesses, housing costs will rise. People will be angry and the reviews will be filled with one stars ruining the apartment's reputation. Furthermore, the apartments already built in the downtown area are known to be consistently empty because most cannot afford or want to live there. We know this is part one of a multiple step building process that will lead to the destruction of affordable housing and a content community. Please move apartment elsewhere, there are enough luxury apartments in the area.	No
6/25/2020 19:56:03	Jacob Speicher	141 S Hancock St	No		No
6/25/2020 19:57:24	Helen B	140 West Gorham	No		No

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6/25/2020 20:06:40	Seth Nowak	930 E Dayton St.	No	It is poor design and makes no sense to put a 10-story building next to a two-story building. This is just a bad idea all around. Immediate Neighbors are against it.	No
6/25/2020 20:51:01	Lynn Rettig	P. O. Box 260163, Madison	No	There are already way too many of these here in Madison. Of Epic really wants these buildings that badly, let them build them on their campus.	No
6/25/2020 20:59:19	Gay Davidson-Zielske	1011 E. Gorham St. Ten	No	The thing is ugly and out of scale. Stop already. We like the nature of our small town. We have allowed too much of this gentrification that results in canyonization. Thank you.	No
6/25/2020 20:59:23	Morgan Mayer-Jochimsen	423 N Pinckney St. Madis	No		No
6/25/2020 21:11:00	Caroline	226 1/2 State	No		No
6/25/2020 21:14:19	Elaina	Worthington Park	No		No
6/25/2020 21:14:45	Christine Hettinger	22 S Franklin St Apt 2	No		No
6/25/2020 21:19:50	Alex Nelson	Monona Bay area	No	This is an awful idea and this development further gentrifies the area. There is no plan to replace the affordable housing that already exists. Madison has far too many luxury condos already.	No
6/25/2020 21:27:26	Abigail Corcoran	Gorham St.	No		No
6/25/2020 21:31:28	Yeltsin Jean-Pierre	111 E Gorham St	No		No
6/25/2020 21:44:38	Mel	N Butler St	No		No
6/25/2020 21:49:00	Maddie Batzli	411 N Pinckney St, Mansi	No	We need more housing to support a growing population. I'm in favor of building "up" instead of "out," but these options need to be affordable for people of lower income brackets or at least mixed income apts. Particularly during a recession where many people still have low to no income particularly due to COVID-19, building luxury housing is a great way to widen existing disparities.	The height matters less to me than the inequality of building luxury housing, but if it was right next to my building then I would definitely not want it, because I like morning sunlight.
6/25/2020 22:00:41	Austin Hannah	508 W Main St	No	Madison citizens have already dealt with enough gentrification. More economic development should be spent on communities which are already underserved, not more luxury condos for people moving here to work from out of state. Not to mention the fact that for students at the University or any other Madison citizen for that matter, is finding it more and more difficult to find affordable housing.	No
6/25/2020 22:11:12	laachterhof@gmail.com	East isthmus	Yes	There is not enough housing in this neighborhood already. It's replacing a Kinkos for gods sake. If you don't want this type of development this close to the major downtown area you should think twice about where you want to live. Also, housing is not affordable here anyway	No
6/25/2020 22:21:39	Sophie	2 Yellowstone Ct	No		No
6/25/2020 22:52:44	Hancock Center / Laura F	16 North Hancock St., Ma	No	I've been working at the Hancock Center for Dance/Movement Therapy at 16 North Hancock St. for over 32 years. I highly value the character and preservation of the James Madison Park Neighborhood, it's human scale homes and gardens, the shade trees canopy, affordable housing, mixed use properties and pedestrian friendly streets. I am strongly adverse to razing unique, historic and beautiful old structures. I am adverse to erasing irreplaceable character that appeals not only to its resident and business owners and renters, but to the very people who like to visit Madison for its funkiness, who week to live here because it's close to the Capitol and campuses and affordable. I am opposed to creating precedence for elite and unaffordable high rise buildings that are not family friendly nor in the same character with the neighborhood as it is. It breaks my heart that our neighborhood would become victim to another unimaginative and invasive concrete jungle. The benefits for the developers are obvious. But is it really so beneficial to our isthmus community? And I wonder how this sort of 8-10 story development could possibly be sustainable if it were to be multiplied for all the blocks throughout the old neighborhoods of our tiny isthmus communities, the historic places of Madison's beginning. That being said, in the name of density infill, there are certainly other approaches for adding residences. If new developments were approved they don't have to be elite or more than 4 or 5 stories. They don't have to take away the canopy. I would like to see more opportunity for neighborhood planning that involves the underserved and longtime residents, the renters and coop members, the individuals who think out of the box and of climate issues, for example.	No
6/25/2020 23:08:02	Alyssa	North/East Madison	No	No to the condos!!	No
6/25/2020 23:45:00	Gillian Drier	25 East Gorham Street, A	No	Stop gentrifying and destroying our neighborhoods. Rent prices are increasing at an uncontrollable rate. You are ruining lives by continuing to build, large, unsightly, and high rent sky rises in Madison.	No
6/26/2020 0:13:22	Adam scott	Former resident of 1141 J	No	Proper steps need to be taken to ensure that an affordable stock of housing that retains the character of the neighborhood remains available. I support increasing density along primary transit corridors, but affordability to discourage displacement must be addressed.	No
6/26/2020 5:52:57	Zoe Thedens	1101 e mifflin st	No	Its already getting so crowded down here. And dark. All of these new developments are so tall they cover any sunshine trying to peek through. We dont need another eyesore. Restore old buildings already put in place.	No
6/26/2020 6:44:27	Amy	409 E. Johnson St.	No		No
6/26/2020 7:23:28	Maggie Meyer	409 E Johnson	No		No
6/26/2020 7:26:55	Madelyn Hettinger	22 S Franklin St, Apt 2	No		No
6/26/2020 8:12:12	Deon Green	1161 petra pl apt. 3	No		No
6/26/2020 8:25:27	Ash Lyke	Badger Road/South Side	No		No
6/26/2020 9:13:40	Emma Minkoff	2011 Atwood Ave	No	It would demolish affordable housing and not replace it, tower over our homes and block sunlight, and further gentrify the neighborhood. These are luxury rental apartments right across the street from the homeless day shelter.	No

Timestamp	What is your name?	Where do you live? (Address and/or neighborhood)	Do you approve of this development in its current form?	Comments	The proposed site of this development is zoned for a 10-story building. Do you think that is an appropriate height for the James Madison Park Neighborhood?
6/26/2020 9:37:38	Juli Wagner	S. Franklin St owner resid	No	Improving the Klinke site is a positive, but do not support this form.	not this block site, centered in established residential area, does not integrate. It would better integrate as part of Brayton lot plan done previously.
6/26/2020 10:03:05	Zachary Pace	N Livingston St	No	Madison needs actual market-rate housing, not another high-price development. Madison renters have been assured time and again that new development will reduce housing costs, but the exact opposite has happened. Moving to Madison as a young person without a high-paying tech job is no longer affordable (the one-bedroom apartment on the near-side I rented when I started graduate school 6 years ago for \$680/mo is now over \$900!), and yet we are expected to believe that the solution is more high-rise construction. High-end development hurts the middle class. The proposed project at 414 E Washington is completely unlike the Galaxie, Constellation, or 700 East developments, in that it directly abuts smaller (two and three-story) homes, rather than similarly-sized buildings or green space. This will keep the neighborhood in shadow, and tacitly allow an arms-race of redevelopment. This project must present real solutions for affordable housing: the existing residential capacity within the project footprint must be preserved, at a comparable price and quality to existing rental options. Without this concession by the developer, the 414 E Washington project is a non-starter.	No
6/26/2020 11:38:17	Brel Hutton-Okpalaeke	2117 Linden Ave	No		No
6/26/2020 12:28:25	Moira Chiu	400 block of W Johnson St	No		No
6/26/2020 12:32:31	Carlin Sadowski	Near state st	No		No
6/26/2020 12:34:31	Lily Allison	Tenney/Maple Bluff area	No	Stop removing affordable housing! We don't need more multi unit buildings, we need to maintain and repair what is already in place.	No
6/26/2020 12:35:40	Keni	415 e Washington	No		No
6/26/2020 15:18:09	Freya Hambrick	1417 Williamson St #2 Ma	No	We need more affordable housing, not another huge highrise that raises the rent of everyone around it. The fact that Madison continues to prioritize gentrification of our neighborhoods during a global pandemic and depression is disgusting.	No
6/26/2020 15:39:55	Abigail Barnes	646 E Gorham St.	No	This is a historic district and architecture should reflect that - this will set a precedent for future high rises in the neighborhood. Any new proposed apartment housing should also include a mandatory % of low-income units and be LEED certified.	This is a historic neighborhood and will stick out like a sore thumb architecturally and will be an eye sore for the neighborhood.
6/26/2020 16:06:48	Nathan Haimowitz	9 Gerry Ct. Apt I	No		No
6/26/2020 16:43:33	Dan Row	409 E Washington Ave	No		No
6/26/2020 16:51:33	keifer b gross	15 north Franklin street	No	I don't want to live across the street from a large construction project for however long it takes to build and I really don't want large ugly buildings covering the whole of East Wash in a blanket of shade. Madison has such a unique collection of smaller individual buildings. If we need to expand housing do so with more places like state street, where the neighborhood can grow closer together.	No
6/26/2020 17:00:10	Maxwell Swift	12 N Franklin st, apt 2 Ma	No	This is naked gentrification, and you should be ashamed of yourselves for even thinking about approving it. This building would eliminate affordable housing for many families, and force people to move farther away from their lives and livelihoods just so people who can already afford housing in other areas are able to live slightly more conveniently. Don't waste anyone's time with the "more housing means more supply, which will reduce prices overall!" nonsense you'd like to con everyone into thinking. History has shown the only result of displacing this many people is no reduction of housing need, and entire blocks of families without homes. Housing needs to be treated the way it affects people's lives: it's the rock upon which their lives stands. It's not just property to be traded and destroyed for profit, like Nintendos and garden tools. Shame on you.	only if it has affordable housing in it
6/26/2020 17:37:26	Sarah Oren	7 Hawks Landing Cir Ver	No	New housing developments should be affordable for the neighborhoods in which they are being built.	No
6/26/2020 17:50:10	Genevieve Decker	17 N Franklin St, Madiso	No	I have lived in this neighborhood for six years. The proposed high rise is disruptive to the character of this neighborhood and does not fit in with the sense of community that makes it a great place to live.	No
6/26/2020 17:52:30	Ellen Wanninger	17 N Franklin St, Madiso	No	This development is will destroy the character of our neighborhood and will further reduce the short supply of affordable housing in this in demand area. Do not approve this project!	No
6/26/2020 17:55:19	Faith	Dane County	No		No
6/26/2020 19:24:10	Katherine Van Gheem	8121 Walden Glen Court	No		No
6/26/2020 19:50:09	Lena Simon	Mansion Hill	No		No
6/26/2020 19:58:11	Chrissy Petrilli	E Dayton St	No	This city is flushed with unaffordable housing. We don't need more.	No
6/26/2020 21:11:16	Jess Draws	3212 Bluff St #1, 53705	No	Absolutely do not put up another high-rise in Madison Wisconsin. We are already in an affordable housing crisis. Even if this high rise set aside a percentage for affordable housing, it would not be sufficient or enough. If the existing buildings were destroyed, it would need to be completely affordable housing for me to agree with this.	No
6/26/2020 21:21:09	Richie Breidenbach	N Brearly St	No		No
6/26/2020 21:39:23	Amanda Scheuer	617 Worthington Way, W	No		No
6/26/2020 21:42:01	Abby Davidson	Bay Creek	No	I'm by no means a NIMBY, but something like 3-6 stories would be more appropriate in this location given the scale of the other residential in the neighborhood. I actually live two houses in from a 4 story building and it's fine, but a 10 story building would be a bit much.	No
6/26/2020 22:25:30	Samuel Marrese-Wheeler	W Open Meadow Parkwa	No		No

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6/26/2020 22:27:38	Cory Sprinkel	Basset	No	Preserve the character and affordability of this neighborhood. Focus on forms of development rooted in equity and sustainability.	No
6/26/2020 22:35:07	Jenna Mann	Tenney-Lapham Neighbo	No	Madison needs to stop allowing big apartment complexes like this to be built unless you establish rent control. You have to head this off and prevent it BEFORE we turn into the next Chicago/Portland/Seattle.	No
6/26/2020 23:31:47	Zoe Alexandra Hansen	225 E Lakelawn Pl	No		No
6/26/2020 23:57:47	Sara Triggs	225 E Lakelawn Pl	No		No
6/27/2020 6:43:43	Gwen Kelly	Ambrosia Cooperative	No		No
6/27/2020 10:07:15	Madelyn vogel	19 n Franklin st	No		No
6/27/2020 11:12:31	Rachel	120 N Franklin st. Madiso	No	Please redevelop for a smaller building. Or don't build it at all. We have SO many vacant apartments in high-rises in Madison, building more right now is absurd, especially a massive one. Also please for the love of god, have enough parking for EVERY tenant and require it. The street parking on Franklin is absolutely horrid and you're only going to make it worse for all of us. Also also, please don't take away my neighbors' sunlight. :(	No
6/27/2020 11:15:34	Alyssa	129 , North Franklin Stree	No	Please we don't need more of these in our neighborhood. If you want high buildings move away from the downtown area	No
6/27/2020 11:28:23	David	Franklin	No		No
6/27/2020 11:32:34	Margot	N Franklin street	No	We need more affordable housing, and low income housing to help working Families. This is not what we need	No
6/27/2020 12:51:34	David Neuman	117 North Franklin St. #3	No	This building is a bad fit for the neighborhood and will be a nuisance, increase prices, traffic and congestion.  The proposed building is too large and will reside directly next to housing with no large gaps in between. Similar buildings in Madison have roads, alleys and smaller commercial spaces creating a gap between the residence and the building. This is an unsightly design and is counter intuitive to the nature and character of the neighborhood. Other newer apartments on East Washington are not directly next to housing developments. The Constellation, Galaxie and Lyric apartments have large green spaces with Breese Stevens and Reynolds park adjacency and have roads in between these buildings and nearby houses. This leaves breathing room and helps preserve the neighborhood areas without infringing on them. The proposed 414 site does not have this space. The Lyric apartments at 1010 East Washington Ave also use a tiered system in the back of the building, however at the Lyric it is 3 stories instead of the 7 stories at the proposed 414 site. The overall height of 414 would be too high. This building will be a nuisance to look at and block the beautiful view of Saint Patrick Church.  Traffic will increase in an area with heavy foot traffic and too many cars already. Mifflin Street intersects this area and is used as a bike lane and there is too much congested traffic intersecting it making it dangerous to bikers and pedestrians.  A new building of this scale will reduce parking in an already difficult to park neighborhood, even if underground parking is included because of increased visitor traffic. The James Madison Park neighborhood is an affordable beautiful neighborhood that is modestly priced for lower income people to live in Madison and they cannot easily afford extra parking.  Building luxury apartments does not help address the housing difficulties of those in Madison, WI. Contrary to the belief that any housing helps a shortage, luxury housing attracts other high earning households and displaces lower earning households. Many developers may try to explain a process of "filtering" where newer buildings are slowly filled with lower earning households. This process is too long, upwards of 30 years and may not even be relevant considering today's economic situation. Consider this infographic from the Council of Community Housing Organizations <a href="https://www.sfcco.org/blog/2018/12/5/the-filtering-fallacy">https://www.sfcco.org/blog/2018/12/5/the-filtering-fallacy</a>  Luxury housing does not mean high quality long lasting apartments, but a premium price on a high rise in a central location. These buildings may not be of high quality in their construction.  If the developers are serious about building in this spot they should consider a 4 story building with low income housing. This would fit both the character of the neighborhood, remove the shade issue and help address Madison's housing issues.	No
6/27/2020 13:11:49	Katherine A Styer	20 n. Franklin st.	No		No
6/27/2020 13:51:21	Miranda Elizabeth Smith	117 N. Franklin St., Madis	No		No
6/27/2020 13:54:41	Brynna Lunde	109 N Hancock St Apt 3	No		No
6/27/2020 13:56:34	Taryn	109 n Hancock	No		No
6/27/2020 14:06:35	Raea Freund	Langdon area, will be livir	No		No
6/27/2020 14:12:01	Catherine	Downtown	No	Madison has enough gentrification already. We should be prioritizing affordable housing for ALL.	No
6/27/2020 14:28:42	Eileen Castro	945 Dayton Dr. #8 Galest	No		No
6/27/2020 14:47:23	Tyler J Hanson	403 East Johnson Street	No		No
6/27/2020 14:59:41	Collin	141 S Hancock	No		No
6/27/2020 15:21:56	Aman Abhishek	Langdon St	No	Not in favor of constructing the high rise bullshit building	No
6/27/2020 15:34:32	Michael Davy	Downtown	No	Make affordable housing for residents	No
6/27/2020 15:46:10	Vanessa Avila	130 N. Hancock Street, 5'	No	Maintain affordable housing!!!	No
6/27/2020 15:46:45	Mike Vasen	438 W Doty	No	Obvious gentrification happening all over Madison's Eastside. Needs to stop.	No

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6/27/2020 16:02:03	Lilly Scott	500 N fair oaks ave	No	I do not approve to this building because of the negative impacts on our community. We don't need more apartments to push out the people who have been living here their whole life.	No
6/27/2020 16:33:25	Alexander Galas	318 E Mifflin	No	My main issue is the design- the building should reflect the historic character of the buildings on Mifflin Street and Washington. The building is much too modern looking and will be an eyesore.	No
6/27/2020 16:38:19	Cassidy Rice	Washington, DC	No	DC is the capital of gentrification and segregation. Let's not make the same case with Madison.	No
6/27/2020 16:44:26	Amelia Brichford	404 E Washington Ave. #	No	I don't feel the proposed building is necessary or aesthetically appealing.	No
6/27/2020 16:52:57	Katelyn Mauel	1022 w Johnson st	No		No
6/27/2020 16:56:09	Lee	225 E Lakelawn Pl	No		No
6/27/2020 17:07:07	Autumn smerlinski	Madison	No		No
6/27/2020 17:26:42	Finley	Schenk-Atwood	No		No
6/27/2020 17:54:50	Paulina Baker	1149 Petra Place	No	It will change the entire neighborhood negatively	No
6/27/2020 19:25:25	Luna	Dayton House	No		No
6/27/2020 19:45:20	Emma	22 N Franklin St	No	Keep Madison affordable!!!	No
6/27/2020 20:09:09	Brandy Wilcox	Tenney Lapham	No	We don't need another luxury high rise. We need affordable housing that can serve the residents of Madison instead of driving them further out of the city to find reasonably priced living accommodations.	No
6/27/2020 20:13:41	Jenna Moss	W Washington	No	This is gentrification.	No
6/27/2020 20:18:37	Heidi Hakseth	209 E Mifflin	No		No
6/27/2020 20:20:44	Matthew	502 East Main Street	No		No
6/27/2020 20:59:01	Alex Wendricks I	James Madison Park Neig	No	This is absurd, Madison does not need these types of development. We need community based investments and affordable housing this will further economic divides in the community.	No
6/27/2020 21:14:07	Amy	Mansion Hill	No		No
6/27/2020 21:28:20	Liel	347 w Doty st	No		No
6/27/2020 21:59:39	Jason Bunke	Bassett neighborhood	No		No
6/27/2020 23:05:34	Hannah Schelb	115 North Hancock st	No	N/a	No
6/27/2020 23:26:23	emma	w johnson	No		No
6/28/2020 8:35:34	Debby James	Tenney neighborhood	No	Waaayyyyyy too big for this neighborhood!!	No
6/28/2020 9:46:15	Jess	835 Jenifer st	No		No
6/28/2020 10:51:50	Maria	In the neighborhood	No		No
6/28/2020 13:50:08	Oliver Meldrum	225 E Lakelawn Pl	No	I support more housing, but it should not be luxury, and instead be affordable housing.	No
6/28/2020 15:12:52	Michelle Jolly	404 E Wilson St at S Han	No	I don't fee this height should be allowed past Blair St on E Wash, but could work after the 600 block.	No
6/28/2020 15:21:29	Brady Zbkowski	25 N Franklin St	No	I do not in any way support the construction of high rise apartments anywhere near James Madison Park.	No
6/28/2020 17:38:19	lauren	Tenney/lapham	No		No
6/28/2020 18:02:30	Ha Mai	N Blair & E Dayton	No		No
6/28/2020 18:09:15	Patrick Mayer	201 N Blair	No	Madison doesn't need another high rise luxury apartment building	No
6/28/2020 18:22:08	Rick A Strickland	Westmorland	No	We need affordable housing downtown, not luxury high-rise	No
6/28/2020 18:52:08	Sam Hanson	James Madison Park Area	No		No
6/28/2020 18:55:39	Kielyn Kapugi	James Madison Park neig	No	Sunlight and housing should not be a luxury. These buildings will destroy Madison communities across the city.	No
6/28/2020 18:57:00	Jeanne	9 Frederick Circle	No	Please stop building luxury apartments and focus on affordable housing in the capitol area. It's the right thing to do,!	No
6/28/2020 19:41:21	Gretchen	Willy Street	No		No
6/28/2020 19:42:45	Noah Henson	1709 onsgard road apt. 8	No		No
6/28/2020 20:03:57	Samantha Kruckenber	215 East Mifflin Street	No		No
6/28/2020 20:27:40	Grace	2890 Holborn Circle	No		No
6/28/2020 20:45:29	Elizabeth Nachman	642 State Street Madison	No		No
6/28/2020 21:13:09	Paul cunningham	20 Edwards. St So. Portla	No		No
6/28/2020 21:42:18	Chelsea Holman	James Madison Park	No		No
6/28/2020 21:42:31	Tessa Bemis	409 E Johnson st	No		No
6/28/2020 21:42:38	Julia Oanes	409 e Johnson st	No		No
6/28/2020 23:08:19	Monica Ruppert	20 N. Blair Street	No	Keep AFFORDABLE housing options and LIGHT in this area! The large nature of this building would destroy the latter, and further gentrify the area and drive up rent prices.	No
6/29/2020 7:04:36	Kate Becker	Tenney Lapham	No		No
6/29/2020 8:13:14	Kyle	1580 boulder way	No		No
6/29/2020 8:29:49	Suzy	James Madison Park	No		No
6/29/2020 8:40:58	Joshua cota	1905 burtin st	No	Please dont build here.	No
6/29/2020 9:05:55	Alyssa Blair	Sun Prairie	No		No
6/29/2020 9:09:20	Venkat	133 N Butler St Apt 1	No	I do not approve of this construction.	No
6/29/2020 9:11:10	Nick	Sun Prairie	No	I'm a college student who plans to move to Madison once I graduate. I'm concerned my plans will be ruined once this is built as it will most likely increase housing prices and I'm worried about how it will change the community.	No
6/29/2020 9:15:01	Abigail	Gorham St	No		No
6/29/2020 9:20:28	Anita Paradzikovic	209 Sunset Circle, Colum	No		No

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6/29/2020 9:39:37	Ryan	Heritage heights	No	That building is way to tall. We definitely need to stop destroying downtown madison with expensive highrise apartments. I can't afford to live anywhere near down down anymore, and I'm a fairly well paid engineer.	No
6/29/2020 9:46:04	Claudia	809 E Johnson St	No		No
6/29/2020 9:52:37	Jackson Gundlach	734 East dayton street	No	You're ruining the isthmus, ruining the view of the capital driving up East wash, forcing working class industry workers out of downtown, bringing in predominantly rich white people who don't even work downtown. Ugly building too who designs this shit. Get a new fucking architect.	No
6/29/2020 12:32:07	Sarah Bownds	First Settlement	No		Too tall for the neighborhood feel of the residential ring around the capital. Keep taller buildings further down east wash (and thereby downhill)
6/29/2020 13:43:03	Damon Bates	15. N Hancock St	No	This proposal sounds like it would destroy the character of the neighborhood in a way that cannot be reversed. And the neighborhood is already expensive enough. If this goes through I will be moving out of the area next year.	No
6/29/2020 13:48:18	Kyrah	Downtown/Landgon neigh	No	I absolutely do not agree with this expansion. Madison has been gentrifying more and more through the years, raising property taxes, and kicking Madisonians out of their homes to tear them down. This is bad for our people, and our environment.	No
6/29/2020 13:59:11	Danielle	tenney-lapham	No	Stop building ridiculous high rise buildings that cost more than what anyone can actually afford. We need REAL, SUSTAINABLE housing, not cheaply built high rises that cost \$2000/a month. Rental life in downtown Madison is disgusting.	No
6/29/2020 14:14:09	Nathan Fredrickson	Wil-Mar neighborhood	No		No
6/29/2020 14:29:57	Laura Martinelli	Madison	No		No
6/29/2020 16:27:35	Patricia Speara	Willy Street	No		No
6/29/2020 16:57:03	David Gold	410 E Washington Avenue	No	I'm already moving in August, so my opposition is not about my current building being demolished. I've lived in this neighborhood for six years, and think a high-rise would be very detrimental to the sense of community in the area and the future is affordable housing.	No
6/29/2020 17:15:47	Jacob carothers	First settlement	No		No
6/29/2020 17:56:58	Alex Couts	512 East Johnson	No	Fuck you for even CONSIDERING this project your bloodthirsty, relentless, inconsiderate, irate pieces of scum.	No
6/29/2020 18:11:58	Gao Youa Vang	120 N Franklin St	No		No
6/29/2020 18:32:16	Lincoln Brennan	512 E Johnson	No	This proposed construction would be a grave oversight and adversely impact a large and historically diverse neighborhood.	No
6/29/2020 20:02:55	Mason Flanagan	225 E. Lakelawn Place	No	Please do not build another expensive high rise. Instead invest in community housing and community support	No
6/29/2020 21:04:03	Lynn Hanson	Mcfarland	No		No
6/29/2020 21:23:17	Maddy	W Main St downtown Mac	No		No
6/29/2020 21:36:04	Alyssa	Wil-Mar	No	This area needs to consider affordable housing, not luxury units	No
6/29/2020 21:43:12	Anthony Verbrick	123 N. Franklin St. #2	No	1.The building looks like a hack architect copied an outdated big city design. 2. I've lived in this neighborhood and raised a son over the last 11yrs. It's got character, charm and young families looking to be closer to downtown. I am for urban development, but I am also for the developers using common sense. The size of the building directly reflects the egos involved. Why can't build a 3 story brownstone that fits in with the aesthetic of the neighborhood? I would be for that. This ugly, harsh, dated monstrosity is gross. Always looking for the paycheck and never looking to build community. That's what we need to start looking at.	No
6/30/2020 1:19:45	Christopher Carlo Celi	Tenney-Lapham	No		No
6/30/2020 8:39:20	Margaret Nilsen	420 W Gorham st	No		No
6/30/2020 9:39:11	Gino	Tenney Lapham	No		No
6/30/2020 10:05:19	Jim Skrentny	511 E. Main St.	No	The development is incompatible with the surrounding residential neighborhoods. It dwarfs the 2 and 3 story homes on both sides of E. Washington. It negatively affects the capitol view when approaching the the downtown. Its architecture is unremarkable and doesn't warrant any bonus stories. It should NOT be approved.	No
6/30/2020 11:40:38	Demeter	Greenbush Neighborhood	No		No
6/30/2020 13:38:47	Dave Schwab	20 N Franklin St	No		No
6/30/2020 17:08:47	Alexandra Demers	15 N Hancock St	No	This building is ugly. It will block sunlight, drive up rent, and mar the character of the neighborhood.	No
6/30/2020 17:28:59	Natalie Banas	14 S Franklin St (just acrc	No	This is unacceptable and would absolutely be a blight on the neighborhood. Madison's charm is in its "house culture," and building such a high rise is absolutely inappropriate for a neighborhood so close to the Capitol. I DO NOT want this high rise to take over my neighborhood.	No
6/30/2020 17:47:27	Kele Carraher-Quinteros	Main Street	No		No
6/30/2020 18:11:31	Beatriz Cosenza	Eagle Heights	No		No
6/30/2020 19:01:05	Catherine Anderson	Just off campus	No		No
6/30/2020 19:13:49	Cole Wohler	404 Algoma St Madison,	No	We need affordable housing in downtown Madison. Enough of this gentrified garbage that most people who have lived here their entire lives cannot afford. The younger, lower-class citizens of this city are make up the soul and culture of downtown. This is a housing project that coaste kids can afford with their upper class parents footing the bill.	No
6/30/2020 19:31:31	Kunling Huang	22 North Franklin Street	No	Unacceptable.	No

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6/30/2020 19:50:36	Jason Ocker	Rocky Bluff	No		No
6/30/2020 20:53:43	Jessica Kath	Langdon	No	There is a reason buildings aren't that tall in this neighborhood. The Madison downtown area and campus adjacent areas have lost much of their character and diversify due to high rise, expensive, modern apartments.	No
6/30/2020 20:54:50	Karthik Krishnamurthy	1218 McKenna Blvd	No	How about we provide more affordable housing instead of luxury condos? My friend lives in the area and is afraid of getting priced out	Don't know enough about the issue
6/30/2020 21:25:38	Aman Mital	10 N Livingston St	No	Since this will impact residents of the neighborhood, it's important that they be provided adequate notice and opportunities to attend relevant meetings, especially during the current health crisis.	No
6/30/2020 21:37:35	Grace Welham	Regent Neighborhood	No	I oppose this development. It's way too big. We need fair housing in Madison.	No
6/30/2020 22:06:39	Sofia Brichford	404 E Washinton Ave. Ap	No	The neighborhood needs more affordable housing options, not luxury apartments.	No
6/30/2020 22:15:06	Mariah Renz	23 N. Franklin St.	No	I have owned my home for almost 10 years. I love this neighborhood because of the diversity of people who live, work, study, eat, drink, walk and enjoy all the amenities of being close to our state Capital and downtown. When a development like this goes up I believe we need to be very careful how it integrates into our community. This development needs to be at a scale that fits with the rest of the homes in the neighborhood and should consider the needs of those who have historically lived here.	No
6/30/2020 22:17:16	Helen Beutler	Atwood neighborhood	No	There are too many high rises in Madison already! Building in the James Madison Park neighborhood should be scaled to fit with the existing buildings, not completely change the character of the area.	No
6/30/2020 22:29:17	Anna Nadon	2 Sauk Creek Circle	No	Madison doesn't need more luxury high rises. It needs more affordable housing and buildings with character.	No
6/30/2020 22:34:11	Ben Saltzman	Fitchburg	No	The residents weren't given enough time to know about this, and we must work on living spaces for those with less money right now, not more!	No
6/30/2020 23:07:55	Christine Chang	Chicago IL	No	Madison doesnt need another overpriced building. That's right downtown and there are students who could do with options that are affordable. Not unnecessarily expensive.	No
7/1/2020 0:55:29	JOSH	West side	Yes	we don't need more rich bullshit downtown	No
7/1/2020 8:28:31	Sarah Denning	Regent	No		No
7/1/2020 8:40:21	Rachel Shaffer	503 east gorham st	No		No
7/1/2020 9:03:16	Elena Hill	In the dorms	No		No
7/1/2020 9:20:38	Noah Webster	325 S Hamilton	No		No
7/1/2020 9:30:27	Lauren Phillips	Fitchburg - Terravessa Ne	No	Part of what makes Madison great is the community, non-urban feel but still a vibrant, large community. We need to stop building giant, high-rise, luxury apartment building and keep Madison's local, non-urban feel, and keep Madison affordable for all.	No
7/1/2020 9:41:39	Gabriella Ciccola	451 w wilson st	No		No
7/1/2020 11:10:27	Peter Koczan	Sauk Creek Neighborhood	No		No
7/1/2020 11:35:23	Kailea Saplan	Bay creek neighborhood	No	No high rises.	No
7/1/2020 12:06:08	Harold Schaut	West Madison	No		No
7/1/2020 12:18:54	Neil Ortmann	117 S Hamilton St	No		No
7/1/2020 15:43:35	Samantha zick	James Madison neighbor	No	We don't need more large expensive buildings in Madison. We need to improve the houses we have first. It's hard enough for people to live here. And for all the homes who won't get sunlight from this large building, we need our vitamin D and so do our plants! The first thing I look for in a home is how sunny it is inside.	No
7/1/2020 16:19:52	Brianna P	Tenney-Lapham	No	We need to build affordable housing for all, not luxury apartments for some.	Yes
7/1/2020 16:24:44	Allison	Willy St Area	No	We need affordable housing, not high rises!!	No
7/1/2020 16:27:35	Clare	Williamson-Marquette	No	This is an area that is often inhabited by students who rely on affordable housing options not far from campus, and putting up a 10-story high rise would disrupt that livability of the city for students and others who cannot afford luxury housing. This space would be better used to create affordable housing that is fewer storeys high (so as not to disrupt the character of the area), for example.	No
7/1/2020 16:56:50	Natalie Banas	14 S Franklin St (just acrc	No	This is unacceptable and would absolutely be a blight on the neighborhood. Madison's charm is in its "house culture," and building such a high rise is absolutely inappropriate for a neighborhood so close to the Capitol. I DO NOT want this high rise to take over my neighborhood.	No
7/1/2020 18:16:25	Austin Bond	Atwood Neighborhood	No	Madison does not need more ugly, huge buildings towering over and overshadowing the character of the houses in any of the neighborhoods. No more big developers in Madison!	No
7/1/2020 20:23:12	Ben Hafer	James Madison Neighbor	No	There should absolutely be no high rise built here, please don't build it	No
7/1/2020 22:36:44	Hilary Stohs-Krause	Capitol Square	No	Any new housing developments must include affordable housing.	No
7/4/2020 13:07:22	Anna Wall	N. Franklin St.	No		No
7/4/2020 22:02:11	Kristi Hetchler	Langdon	No	The same people who live in the neighborhood should be able to afford future housing in the neighborhood.	No
7/5/2020 11:50:19	Karissa Smaglick	265 Langdon Street Apt 1	No		No