

**From:** [Christine Knorr](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Dayton Hotel comment  
**Date:** Friday, July 15, 2022 10:49:08 AM

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Caution: This email was sent from an external source. Avoid unknown links and attachments.

While I am pleased that the developer of this property has listened to the community about the appearance of this hotel's exterior, I still wonder WHY Madison needs to dip into ever more scarce residential neighborhood space to add yet another hotel. There are plenty of built and proposed hotels already popping up in the area. Why do they need to carve into what remains of a residential area to add more of the same? What is the plan for these spaces if the hotel business model crashes? Will these be left to be micro apartments? Senior living spaces? What? Why can't they keep this hotel smaller and on the already zoned area for the hotel section and leave the residential area residential?

This seems like a major flaw with the proposal. I don't see good justification of why residential property needs to flip to even more commercial space.

Christine Knorr  
1152 East Mifflin Street

**From:** [Joseph Hoey](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Agenda Item 70922  
**Date:** Monday, May 23, 2022 3:37:39 PM

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To the Members of the Planning Commission,

As a resident of the Tenney-Lapham Neighborhood who participated in the neighborhood steering committee, I wanted to write separately to voice my concern that the Committee Report, while reflective of the views of the most impassioned members, perhaps does not reflect the views of the majority of the people who signed up to serve on the steering committee, or the views of the majority of the residents of the neighborhood. I understand and in most cases applaud those who are fierce advocates for saving historic buildings, but felt that the neighborhood report's characterization that "most committee members are frustrated by the developer's request to demolish the warehouse" greatly overstates the case. As someone who passes by this warehouse twice a day on my daily walk to work, I was pleased when I learned about the developer's proposal. I believe that many other members of the steering committee felt the same way, but didn't feel it was productive to try and rebut the very passionate and vocal proponents of saving the warehouse.

Replacing an unused warehouse with a much needed hotel will certainly promote the health, prosperity, safety, and welfare of the neighborhood, and the city. Furthermore, the developer went to considerable lengths to consider alternatives to demolition, including incorporating the façade into the new building, and finding that was not feasible, has promised to reuse parts of the warehouse in either the exterior or interior of the new hotel. Please approve the demolition permit and pave the way for the continued transformation of the isthmus into a vibrant downtown.

Thanks for your time and consideration,

Joey Hoey  
1318 E. Mifflin Street  
Madison, WI

**From:** [Helen Bradley](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Dayton Hotel/BCycle Comment  
**Date:** Monday, May 23, 2022 2:56:11 PM  
**Attachments:** [image001.png](#)

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Good Afternoon –

BCycle is excited to provide a docking station at the proposed Dayton Hotel. The project proposes installing at least four docks. This evolving East Capitol Corridor is currently underserved in terms of BCycle access. Placing a location here would allow visitors to experience Madison's exceptional biking infrastructure and highlight one of the things that makes Madison so unique. It would also reduce the use and need for car transportation. Thanks for your consideration! And please let me know if anyone has questions.



**Helen Bradley**  
General Manager – Madison BCycle  
920-478-2191 ext. 12953  
[helen.bradley@madisonbcycle.com](mailto:helen.bradley@madisonbcycle.com)

24-hour BCycle customer support: 1-800-615-8735  
*For accelerated support, please visit the [BCycle Help Center](#)*

**From:** [Christine Knorr](#)  
**To:** [Plan Commission Comments](#); [Punt, Colin](#); [Benford, Brian](#); [Planning](#)  
**Subject:** Dayton Hotel proposal  
**Date:** Monday, May 23, 2022 2:24:39 PM

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Hello,

I am writing in opposition to the proposed hotel development. I am a resident at 1152 East Mifflin Street.

I do not find the addition of yet another high end hotel a necessary reason to rezone the dwindling residential section of the neighborhood. Hotel uses are not generally included in the list of recommended uses within planned Low-Medium-Residential areas.

We already have multiple hotels that are all within a few blocks of each other. I ask why do we need yet another high end hotel? Why not senior living or some other kind of business only on the Mifflin side and something residential for the Dayton side? And why do we need to carve into the little remaining residential zoned area for this? It is not like this is something that will enhance the residential life of people near this area.

As those that live within blocks of this area are already quite aware of, parking is a huge issue. There is not adequate parking proposed and the addition of a restaurant would impact parking problems even more.

Though I commend the developer for listening to the neighborhood and changing the exterior look from the original design, I still don't see why we should grant rezoning of residential space for yet another hotel. What is the logical reasoning for this? What happens in 10 years when the hotel model crashes and is no longer trendy?

Thank you, Christine Knorr



**From:** [Alec Slocum](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Supporting 609 E. Dayton Hotel Development  
**Date:** Monday, May 23, 2022 1:35:07 PM

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Plan Commission Members,

I'm writing today in support of the 609 E. Dayton St. hotel development.

As the owner of a business based Madison which flies in employees and clients regularly for in-person meetings, it's clear to us that Madison needs additional hotel accommodations like the ones being proposed at 609 E. Dayton.

I hope the plan commissions approves this project and look forward to staying at the hotel when it opens.

Thank you,

Alec Slocum  
CEO/Founder Rentable (formerly ABODO)

**From:** [Manar Alherech](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Re: Dayton Hotel Comment for Commission Meeting  
**Date:** Monday, May 23, 2022 1:01:05 PM  
**Attachments:** [IMG\\_0901.HEIC](#)  
[ATT00001.htm](#)  
[IMG\\_0902.HEIC](#)  
[ATT00002.htm](#)

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I second all of these comments and would like to expand on the increased vehicular traffic among other topics.

- Less than three years ago, the intersection between Mifflin and Blair was modified to be a one way intersection when headed towards the Capitol. The intention was to establish Mifflin as a bike-friendly road parallel to East Washington. What was the point of that modification if only more cars are introduced into the direct proximity of an intersection already ignored by Madison residents, let alone visitors that are less likely to respect our local community? It's absolutely insulting to the neighborhood and the plans we have already had in motion as a community for this hotel to go up.
- Madison's infrastructure is not capable of handling these constant increases in population density on the isthmus. I don't know if those making the decision to allow this construction even live around here, but the traffic in Madison has gotten considerably worse in the past five years. You can't build more accommodations on a constricted strip of land that is susceptible to flooding without investing in infrastructure and expect the city to operate the same way as before. This directly relates to the previous point, it seems some people understand that Madison's infrastructure needs to be able to accommodate the people who live here and the modes of transportation they already use while developers just keep trying to cram taller buildings and more people into Madison without regard for the current residents.
- Who is this apartment hotel even for? I can't think of any industry or agency that requires visitors to stay in Madison for extended durations. Go build this hotel in Verona where people actually visit for a handful of months to undergo training at Epic. That seems far more appropriate to me.
- I have yet to see a proposed building that isn't ugly. The community has requested improvements and changes to the design over and over again with absolutely no gratifying response from the architect. Even a request as simple as incorporating the elements from the warehouse facade, elements that match the color scheme of the proposed building and would at least pay homage to the history of the neighborhood, seem to face extreme resistance. I get the sense that this hotel is not being put up in the neighborhood on good faith, but rather as a selfish enterprise that we, the residents of the Old Marketplace neighborhood, have to put up with.

I know none of what I say actually matters, but I have done my part expressing my disdain. I hope Madison changes course, because the trend over the past few years have shown a disturbing progression that is turning it into a place where I don't want to live.

-Manar

On May 23, 2022, at 11:34 AM, Graham Linn <grahamjlinn@gmail.com> wrote:

Hello,

I am writing in opposition to the proposed hotel development. I am a member of the board of Coachyard Square Condos located immediately to the east of the proposed site. I live at 639 E Dayton Street.

- This project will destroy a neighborhood icon in the warehouse building
  - The warehouse building is over 100 years old and has beautiful period masonry decorations of wagon wheels and gorgeous column decoration (see attached photos)
  - Destroying the perfectly usable existing building is a massive waste of embodied carbon
- I do not support the addition of another high end hotel to the neighborhood
  - As noted by the city staff report "hotel uses are not generally included in the list of recommended uses within planned Low-Medium-Residential areas."
  - We already have Hotel Indigo and Ace Hotel on East Washington. Also groundbreaking was just held for the new Moxy hotel on East Wash. These hotels are all within a few blocks of the proposed site, why do we need yet another high end hotel?
- The hotel has 55 rooms in its plan
  - Not only does this mean potentially 55 new cars in the neighborhood (with only 25 planned parking spots) it means the addition of traffic associated with Uber/Lyft, food delivery, and commercial services traffic for the hotel.
  - The proposed coffee shop will also encourage more vehicular traffic to the area

This block has very light traffic and often attracts people on roller skates and skateboards that enjoy the safety and smooth pavement and provide delightful entertainment for us all. This hotel will destroy that peaceful ambience to service wealthy tourists.

Thank you,  
Graham Linn

**From:** [azkothes@aol.com](mailto:azkothes@aol.com)  
**To:** [Plan Commission Comments](#)  
**Subject:** Dayton Hotel concerns  
**Date:** Monday, May 23, 2022 12:51:13 PM

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Caution: This email was sent from an external source. Avoid unknown links and attachments.

We are residents of the Tenney Park area. We're are concerned about the Hotel proposed for Dayton Street. There are so many issues with the building of a hotel in what is a primarily residential neighborhood. The design is not compatible with the neighboring structures. Demolishing a unique period building for a large box should be against the design principles of Madison. Even though it has improved from the original design it definitely doesn't take into account the overall feel of the neighborhood. The parking for check-in and long term stay is inadequate at best. The noise and traffic created by this type of business is not consistent with what is desirable for a family neighborhood.

Thank you for inviting this important input from the neighbors.

Sylvia & Jim Kothe  
201 Blair St #204

**From:** [Graham Linn](#)  
**To:** [Plan Commission Comments](#)  
**Cc:** [Sarah Linn](#); [Manar Alherech](#); [Nataliya Knudson](#); [Elizabeth Jesion](#); [Daniel Ishaks](#)  
**Subject:** Dayton Hotel Comment for Commission Meeting  
**Date:** Monday, May 23, 2022 11:34:24 AM  
**Attachments:** [IMG\\_0901.HEIC](#)  
[IMG\\_0902.HEIC](#)

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Caution: This email was sent from an external source. Avoid unknown links and attachments.

Hello,

I am writing in opposition to the proposed hotel development. I am a member of the board of Coachyard Square Condos located immediately to the east of the proposed site. I live at 639 E Dayton Street.

- This project will destroy a neighborhood icon in the warehouse building
  - The warehouse building is over 100 years old and has beautiful period masonry decorations of wagon wheels and gorgeous column decoration (see attached photos)
  - Destroying the perfectly usable existing building is a massive waste of embodied carbon
- I do not support the addition of another high end hotel to the neighborhood
  - As noted by the city staff report "hotel uses are not generally included in the list of recommended uses within planned Low-Medium-Residential areas."
  - We already have Hotel Indigo and Ace Hotel on East Washington. Also groundbreaking was just held for the new Moxy hotel on East Wash. These hotels are all within a few blocks of the proposed site, why do we need yet another high end hotel?
- The hotel has 55 rooms in its plan
  - Not only does this mean potentially 55 new cars in the neighborhood (with only 25 planned parking spots) it means the addition of traffic associated with Uber/Lyft, food delivery, and commercial services traffic for the hotel.
  - The proposed coffee shop will also encourage more vehicular traffic to the area

This block has very light traffic and often attracts people on roller skates and skateboards that enjoy the safety and smooth pavement and provide delightful entertainment for us all. This hotel will destroy that peaceful ambience to service wealthy tourists.

Thank you,  
Graham Linn











**From:** [Robert](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Re: 70923  
**Date:** Monday, May 23, 2022 11:21:55 AM

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I neglected to add my address information with the previous comments (below) and thought it was important as I live across from the proposed development on Dayton and I wanted to say I do not necessarily object to a hotel but do not support it's current plans with inadequate parking that do not consider the residents on Dayton street and not sure why access can't be shared between Dayton and Mifflin streets.

Robert Leitinger

201 N. Blair Str #107

On 5/22/22 13:40, Robert wrote:

Concerning the 70923 Dayton Street hotel proposal. The plan I've seen as part of the steering committee meetings offered 25 parking spaces for a 55 room hotel. I find this to be totally inadequate and they make no reference to the additional parking needs of employees, maintenance service providers and/or temporary parking for deliveries etc. and they would also have parking needs for customers of the cafe.

Additionally all the parking and extra traffic are to be accessed from Dayton street, this will have a major impact on this residential street.

Minimally I feel they need more off street parking to meet there needs and to not negatively impact the neighborhood. It would even be more appropriate if they had an off street delivery and pick up area.

Robert Leitinger



**From:** [Robert](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** 70923  
**Date:** Sunday, May 22, 2022 1:48:27 PM

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Caution: This email was sent from an external source. Avoid unknown links and attachments.

Concerning the 70923 Dayton Street hotel proposal. The plan I've seen as part of the steering committee meetings offered 25 parking spaces for a 55 room hotel. I find this to be totally inadequate and they make no reference to the additional parking needs of employees, maintenance service providers and/or temporary parking for deliveries etc. and they would also have parking needs for customers of the cafe.

Additionally all the parking and extra traffic are to be accessed from Dayton street, this will have a major impact on this residential street.

Minimally I feel they need more off street parking to meet there needs and to not negatively impact the neighborhood. It would even be more appropriate if they had an off street delivery and pick up area.

Robert Leitinger

**From:** Andrew Horn <[andrewh989@gmail.com](mailto:andrewh989@gmail.com)>

**Sent:** Thursday, May 5, 2022 9:58 PM

**To:** Benford, Brian <[district6@cityofmadison.com](mailto:district6@cityofmadison.com)>; Punt, Colin <[CPunt@cityofmadison.com](mailto:CPunt@cityofmadison.com)>

**Cc:** Christopher Konop <[chonop@gmail.com](mailto:chonop@gmail.com)>

**Subject:** Hotel Development - 609 E Dayton St.

Caution: This email was sent from an external source. Avoid unknown links and attachments.

To Alder Brian Benford and Colin Punt,

I don't think we've had the chance to meet since the redistricting, but my name is Andrew Horn. My partner Christopher Konop and I live in your district, at the Das Kronenberg condo building down the block from the proposed hotel development at 609 E Dayton St. I've had the chance to sit in on some of the TLNA Neighborhood association meetings and have been following the project.

We're writing to voice our support. At the moment this is an unused property on a block that would be improved with additional development. The renderings I've seen are attractive, and fit the neighborhood character. I also think the neighborhood business would benefit from the additional foot traffic the boutique hotel would provide.

I hope the planning commission will permit the development of the hotel.

Thank you!

Andrew and Christopher

**From:** [Kurt Stege](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Dayton Street Hotel proposal before Plan Commission on May 23, 2022: File 70923  
**Date:** Tuesday, May 17, 2022 11:42:55 AM

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Caution: This email was sent from an external source. Avoid unknown links and attachments.

My comments relate to the design of the proposed hotel and are made with the acknowledgement that opinions as to building design can vary from person to person.

The initial version of the proposal was remarkably plain on all four sides and had no relationship whatsoever with the surrounding neighborhood. It was so plain that I was convinced it was being offered solely as an example of how unattractive a building on that site could be, so that subsequent changes would be considered as significant improvements.

The changes that have been made since then on the north (Dayton Street) facade of the proposal are significant improvements and are appreciated. They retain the sensibility of the structure that is currently on the site. However, the other three sides of the new building do not add anything to the neighborhood and will serve to undermine the visual interest of the block for the foreseeable future. The problems with the south (Mifflin Street) facade (see page 29 of the plans; <https://madison.legistar.com/View.ashx?M=F&ID=10712348&GUID=54F5B196-1208-49EC-890F-E20CF6DA06A4> ) can be reduced somewhat by the plantings on that street side. The facades reflected in the west and east elevations on pages 26 and 27 of the plans won't have that option.

It is possible that additional perspectives would reduce my fears that the current design will stick out in an unpleasant way from the surroundings.

Thank you for your consideration.

Kurt Stege

**From:** [t.s.braga@outlook.com](mailto:t.s.braga@outlook.com)  
**To:** [Plan Commission Comments](#)  
**Subject:** Support for Dayton Hotel  
**Date:** Monday, May 16, 2022 6:00:11 PM

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Caution: This email was sent from an external source. Avoid unknown links and attachments.

Hello,

My name is Thiago Braga and I am a resident at 641 East Dayton Street, Madison, WI 53703. Although I will be unable to attend the May 23<sup>rd</sup> meeting regarding the demolition at 616 Mifflin Street and 609 East Dayton Street for the construction of a hotel, I would like to express my support for the project. I believe the hotel and restaurant will be a positive addition to the neighborhood and look forward to seeing this project unfold. Thank you for your initiative in driving the development of our community. Please feel free to let me know if you need anything.

Best regards,

Thiago Braga

**From:** [Punt, Colin](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** FW: Letter of Support - Dayton St Hotel Development  
**Date:** Monday, May 16, 2022 10:02:05 AM

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-----Original Message-----

From: Michael Felling <felling@uwalumni.com>  
Sent: Monday, May 16, 2022 9:40 AM  
To: Benford, Brian <district6@cityofmadison.com>  
Cc: Punt, Colin <CPunt@cityofmadison.com>  
Subject: Letter of Support - Dayton St Hotel Development

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Good Morning Brian -

I'm writing you to support the hotel development project at 609 E Dayton St.

After moving away from Madison to Milwaukee in 2016, my wife and I started to think about becoming first time home owners in 2020. We had no intention of moving away from Milwaukee, or back to Madison, but we decided to take a weekend trip to Madison to visit our old city and stayed at the Marquette Hotel on the near Eastside in District 6. During that stay - we absolutely fell in love with the area and our 'old' city and decided we would exclusively look at houses in the Madison area with hopes to land a home in the Eastside. The stars aligned and we closed on a house on Morrison St in District 6 in August of 2021!

Without the experience of the Marquette hotel on Williamson St. - I'm not sure we would have made the decision to 1) move back to Madison and 2) purchase a home on the near Eastside.

The proposed hotel on Dayton St is attractive, fits well within the existing fabric of the neighborhood, and will be an asset to the community and the City of Madison. With more spaces like this - more people will have the opportunity to have the same experience that we did and continue to make Madison, and our district, an incredible place to call home.

I encourage the plan commission to approve this project.

Thanks,

Mike Felling  
felling@uwalumni.com

**From:** [Punt, Colin](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** FW: Dayton Hotel - Public Comment  
**Date:** Thursday, May 12, 2022 11:39:13 AM

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**From:** V C <apartment\_zero@hotmail.com>  
**Sent:** Thursday, May 12, 2022 11:34 AM  
**To:** Michael Metzger <michael.metzger@mcgrathpropertygroup.com>  
**Subject:** Re: Dayton Hotel - Public Comment

Caution: This email was sent from an external source. Avoid unknown links and attachments.

I am writing in support of the Dayton Hotel. I live at 618 E. Mifflin Street. My condo is on the east side of, and overlooks the Reynolds house.

I am so pleased the McGrath group is preserving the house. It is much admired by passersby and adds great character to the neighborhood. I am very appreciative that the McGrath group has limited the hotel to three stories to make it a better fit in the neighborhood. And to have an eclectic hotel, restaurant and tavern in the an increasingly diverse, changing and active neighborhood, yet one that provides a sense of community and home, is a good fit.

I hope the city approves this development.

Sincerely,

Mark Schlei

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**From:** Michael Metzger <[michael.metzger@mcgrathpropertygroup.com](mailto:michael.metzger@mcgrathpropertygroup.com)>  
**Sent:** Friday, May 6, 2022 10:06 AM  
**To:** [apartment\\_zero@hotmail.com](mailto:apartment_zero@hotmail.com) <[apartment\\_zero@hotmail.com](mailto:apartment_zero@hotmail.com)>  
**Subject:** Dayton Hotel - Public Comment

Hi Mark,

The Land Use Application for the proposed hotel will be at the Plan Commission for consideration on May 23rd. Here is a [link](#) to the submittal. I don't see your email to Alder Benford included in the public comment for the project.

If you are interested in providing written comment on the project, I encourage you to send a letter to the following emails.

Colin Punt (Planning Staff Member) - [cpunt@cityofmadison.com](mailto:cpunt@cityofmadison.com)  
Alder Brian Benford - [district6@cityofmadison.com](mailto:district6@cityofmadison.com)

Planning Main Email - [planning@cityofmadison.com](mailto:planning@cityofmadison.com)

Please let me know if you have any questions or concerns about the proposal or anything else.

Thank you for your support,

Mike

**Michael Metzger**

*Director of Development*

730 WILLIAMSON ST • SUITE 150

MADISON • WI • 53703

P: 608.616.0705

C: 608.515.5046

[michael.metzger@mcgrathpropertygroup.com](mailto:michael.metzger@mcgrathpropertygroup.com)

**From:** [Punt, Colin](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** FW: Dayton Hotel  
**Date:** Thursday, May 12, 2022 11:15:43 AM

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----- Forwarded message -----

From: V C <[apartment\\_zero@hotmail.com](mailto:apartment_zero@hotmail.com)>  
Date: Sat, Jan 29, 2022 at 12:17 PM  
Subject: Dayton Hotel  
To: [info@mcgrathpropertygroup.com](mailto:info@mcgrathpropertygroup.com) <[info@mcgrathpropertygroup.com](mailto:info@mcgrathpropertygroup.com)>, [district6@cityofmadison.com](mailto:district6@cityofmadison.com) <[district6@cityofmadison.com](mailto:district6@cityofmadison.com)>

Dear Mr. Metzger and Alder Benford:

I live at 618 East Mifflin Street. I own the condo, first and second floors, at the west end of the Coachyard Square Mifflin street building. My unit overlooks the Reynolds house.

I fully support the proposed hotel. It would be a unique and wonderful addition to a growing part of the city. Well styled, a good fit.

Thank you for preserving the Reynolds house and not going above 3 stories with the hotel.

One suggestion: your drawings indicate some kind of green area between the Reynolds house and the adjacent property at 610 E. Mifflin. That would be really nice for the neighborhood. Be advised you will have to enclose it or it will become, in nice weather, a gathering place or camp ground for the neighborhood homeless and clients of the Salvation Army.

Good luck with the project!

Mark Schlei



**From:** [Punt, Colin](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** FW: Support for Hotel Development  
**Date:** Wednesday, May 4, 2022 11:48:31 AM

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**From:** Mitch Sands <mtsands90@gmail.com>  
**Sent:** Wednesday, May 4, 2022 11:23 AM  
**To:** Punt, Colin <CPunt@cityofmadison.com>; Benford, Brian <district6@cityofmadison.com>  
**Subject:** Support for Hotel Development

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Mr. Punt and Alderman Benford,

I am reaching out today as a resident of District 6 and a supporter of McGrath Property Management's hotel project on E. Dayton St.

There are many good reasons to support such a project. I will outline a few of them that I find most important.

1. Development is key to a city's success, in my opinion. Without new development in a city like Madison, we don't grow and we fall behind. Allowing progress in the form of new buildings and improved neighborhoods is what makes Madison continue to be a great place to work and live. It is what keeps me from moving to the suburbs. Because of development and making neighborhoods better, I don't need to or want to leave this city. I think too often development in Madison gets a bad wrap because residents think that developers want to destroy the fabric of their neighborhoods and forget our history. That couldn't be further from the truth. We can do both. We can keep our neighborhoods intact while allowing investments in them.
2. The tax base. Is everything about money? No, but it sure helps! Developing sites in our city such as the one at 609 E. Dayton which has been vacant for years and constructing a new building that adds to the tax base and will bring in sales tax is a no-brainer. In order to keep up with rising costs, the city needs to bring in more revenue. Plowing the streets, mowing the lawn in city parks, and paying employees is getting more expensive by the day. In order to keep property taxes from increasing and driving senior citizens out of their homes, adding to the tax base with projects such as the Dayton Hotel must move forward.
3. A project such as the Dayton Hotel is simply a better use of the property. I am sure we would all love to see the current building refurbished and keep it as-is, but that is just not realistic. In order for a project to be worthwhile and cost-effective, developers need to make the most out of a new investment. Starting from scratch is likely the best route to take. Tenney-Lapham is a vibrant neighborhood with diverse people, businesses, and buildings - the Dayton Hotel will be a great addition to the area.

Please do what you can to work with the developer to make this project happen. City leaders should always be open to working with anyone who wants to invest in this city and I hope you

will do just that.

Alderman Benford - I read that you are "approaching the proposal 'with an open mind.'" That is great to hear from a leader in this city and I hope that you stay true to that statement.

Thank you,

Mitch Sands

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Mitch Sands  
403 S. Livingston St. #201  
Madison, WI 53703  
262.994.9002

**From:** [Punt, Colin](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** FW: Support For 609 E Dayton St Hotel Project  
**Date:** Wednesday, May 4, 2022 10:37:18 AM

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**From:** James Fenley <jfenleywi@gmail.com>  
**Sent:** Tuesday, May 3, 2022 2:17 PM  
**To:** Benford, Brian <district6@cityofmadison.com>; Punt, Colin <CPunt@cityofmadison.com>  
**Subject:** Support For 609 E Dayton St Hotel Project

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Good afternoon,

As a resident of District 6, I am very excited about the proposed hotel project at 609 E Dayton St.

This project is the exact type of infill development I hope Madison sees more of in the coming years. I support the project for the following reasons:

- The hotel brings further vitality and excitement to the East Johnson Street area, helping local businesses have more customers.
- The site is currently an abandoned warehouse, and this project will bring more tax dollars to Madison and use valuable isthmus real estate for a better purpose.
- The building design is attractive and does not ruin or harm the character of the neighborhood.
- The developer specifically preserved a historic home on the site - balancing economic development and historic preservation.
- Smaller, unique, neighborhood hotels like these are something I would prefer for out of town guests and family members to stay at than other corporate options.

This project seems like a common-sense development that only helps grow our city in a healthy, sustainable way.

As my alder, I hope you take my thoughts into consideration when voting on this project at any future city meetings.

Regards,

James Fenley  
1829 Spaight St, Madison, WI 53704

**From:** [Ethington, Ruth](#) on behalf of [Planning](#)  
**To:** [Punt, Colin](#); [Cleveland, Julie](#)  
**Subject:** FW: File #70923 Public Comment  
**Date:** Tuesday, April 26, 2022 6:48:01 AM

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**From:** Danny Edgel <edgeldan@gmail.com>  
**Sent:** Monday, April 25, 2022 9:40 AM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** File #70923 Public Comment

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Members of the Plan Commission,

I am writing to encourage you to vote in support of the proposed redevelopment of the lots on 609 E Dayton St & 616 E Mifflin St. I live on N Blair Street, where the rear of my lot abuts the two lots in question. Ever since I moved here, I have been perplexed by the under-utilization, in particular, of the 609 E Dayton lot, on which what appears to be an abandoned garage sits. A hotel would not be my first guess for the two lots' use, but if the developers believe there is sufficient demand for it, I see no reason for the Plan Commission or Common Council to intervene.

I am further pleased to see that the hotel's parking is exclusively off-street and underground, as the neighborhood is already plagued with inefficient surface parking that is hostile to non-motorized transportation. I hope that the council will seize the opportunity created by this development's contribution to the city's tax base and use it to invest in additional traffic calming and pro-pedestrian infrastructure in the immediately surrounding area. The recent reduction in speed limits on interior blocks of Tenney-Lapham are toothless without additional traffic calming and barriers to illegal traffic maneuvers. In particular, each of the following would improve the walkability, bike-ability, and general traffic safety and well-being of the neighborhood: 1) physical barriers to motorized entry onto E Mifflin St from N Blair St, 2) many more sidewalk bump-outs at intersections, 3) raised crosswalks that act as natural speed bumps for cars that attempt to speed through intersections, and 4) giving cyclists the right-of-way at 4-way stop intersections (which has [precedent](#) in Paris and Virginia).

Thank you,  
Danny Edgel