

**From:** Will Hardt <hardtwill@gmail.com>  
**Sent:** Monday, April 18, 2022 3:03 PM  
**To:** All Alders <allalders@cityofmadison.com>  
**Subject:** Re: Support for 3734 Speedway apartments

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To clarify, this message is about issue 70998.

On Apr 18, 2022, at 3:01 PM, Will Hardt <[hardtwill@gmail.com](mailto:hardtwill@gmail.com)> wrote:

Hello,

I am a Madison resident emailing to register my *support for building the mixed-use apartments at 3734 Speedway Road*. The apartments would be a welcome addition to the neighborhood, and would help bring down costs for renters throughout the city. It is also a great place to build — on a bus-line and walkable to the hospital.

Sincerely,  
Will Hardt

**From:** Kayne Neigherbauer <kayne.n@gmail.com>  
**Sent:** Monday, April 18, 2022 3:08 PM  
**To:** All Alders <allalders@cityofmadison.com>  
**Subject:** Item 70998

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Writing to express my support for the conditional use permit for the mixed use development on Speedway Rd. The city council should reject the appeal. (item 70998)

Thank you

Kayne Neigherbauer  
509 Stang St

**From:** Spencer Garrett <spencer.garrett99@gmail.com>  
**Sent:** Monday, April 18, 2022 8:21 PM  
**To:** All Alders <allalders@cityofmadison.com>  
**Subject:** Opposition to Appeal | Agenda Item #70998

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Hello,

My name is Spencer, and I live in Madison on the west/south side. I am writing today in opposition to the appeal of the Plan Commission's action on the Conditional Use request for 3734 Speedway Road.

Madison is in desperate need of housing, and this development would make great use of an existing, underutilized lot. Not only that, but this development brings some much needed density to support the businesses in this corridor. The previous tenant was not able to justify continuing operations here, at least partially due to lackluster sales. The new tenants in this apartment will bring life to the remaining business in this area (the hair studio, Sunset Yarn, the Village Bar, as well as the businesses and restaurants along Monroe Street) as well as provide reason for new businesses to invest in this area in the future.

As demonstrated at the Plan Commission meeting, the conditional use was granted appropriately, and I believe that this development can only bring good to this area. I implore the Common Council to allow the Plan Commission's original approval to stand, and I support any and all future projects like this one that aim to bring more housing and life to our beautiful city.

Sincerely,

Spencer Garrett  
[spencer.garrett99@gmail.com](mailto:spencer.garrett99@gmail.com)  
817-999-2778

**From:** Rebecca LeBeau <rlebeau22@gmail.com>  
**Sent:** Monday, April 18, 2022 9:22 PM  
**To:** All Alders <allalders@cityofmadison.com>  
**Subject:** Statement in support of the Speedway Rd development

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To all members of the City of Madison Common Council:

I am writing to voice my support for the conditional-use approval of the proposed apartment at 3734 Speedway Rd, and to state my disapproval of the appeal submitted by residents to the Plan Commission (70998).

Madison needs more quality housing. I have lived in Madison for over 10 years, since I first moved to attend UW-Madison for my undergraduate degree. I have lived in apartments all over the City in those past ten years and have seen it all-- apartments with bats in the attic, with heating that wouldn't go above 65 degrees, with sagging porches and knob and tube wiring. Much of this housing was student housing, but not all-- even now as I approach 30, I am still paying a lot of money for an apartment that doesn't have air conditioning and that has lead paint chips coming off of windowsills. And yet, the rent goes up every year. The 2 bedroom apartment that cost me a little over \$1000 a month five years ago is now going for almost \$1500 to someone new this fall-- with zero updates beyond the minimum upkeep to prevent disasters. This is not sustainable, not for me as a privileged person with a partner and a good job, and certainly not for people in lower income brackets, people with children. and people of color. We need more housing-- much more housing-- to try to meet the demand that is driving up costs of everyone's rent.

This spring, my wife and I have been going through the home buying process (another market that needs much more supply). We bid on a house on Zwerg Dr-- a couple blocks away from Speedway. It was a little 950 square foot house, with very little updates, listed for \$300,000. It went for \$350,000--- or a mortgage of \$2,500, if you're a first time homebuyer putting a modest 10% down. For that to be barely affordable, at 1/3 of your pre-tax income, a family would have to make \$90,000-- almost twice the median Madison income. And that's for someone who's not paying daycare, who doesn't have significant debt from college, and who doesn't have medical debt. The Sunset Hills neighborhood is simply out of reach for most people in Madison, including all of its amenities-- unless we start building some more housing that people can actually access.

I understand that neighbors to this apartment complex may feel they are slightly inconvenienced in some way. Maybe a car will park in front of their house where there wasn't a car before. Perhaps they will hear the construction noise for a little while. But those inconveniences pale in comparison with the inequities that most people in Madison will continue to face in regards to housing. People of color, people working service jobs, families with single incomes, and others will continue to get pushed out of the city and out of neighborhoods where they might want to live unless we start working to address the housing crisis that is on our horizon.

At the top of every agenda for the Common Council, there are questions meant to center the idea of equity in your work:

Who benefits? Who is burdened? Who does not have a voice at the table? How can policymakers mitigate unintended consequences?

To me, it is clear that the equitable way forward is to consider those who do not have a voice at the table-- the rest of us, not just the people who are wealthy homeowners. Any slight burden of the people on Glenway and Waverly is worth it to build more high-quality housing supply in our city.

Sincerely,

Rebecca LeBeau