

May 23rd 2022

City of Madison Plan Commissioners

Dear all,

I hope that this note finds you well. Thank you for your service. I regret that I could not be in attendance tonight- I have a neighborhood meeting that leaves me conflicted. I wanted to write to weigh in on agenda items 12, 13, and 14. Since all items are related, I will address my comments to all. Because of redistricting, I became alder to the area after January 1st 2022. When I became aware of the project, I had an opportunity to meet with the developer, members of the Tenney Lapham Neighborhood Association and city staff, which helped me to organize an initial neighborhood meeting.

During that meeting, and subsequently, I have heard mostly concerns about the fate of the existing warehouse building. I, like many, treasure the design of this old building and begged the question, could it be incorporated within the new design, could it be saved? I do appreciate the design elements that would pay tribute to the warehouse but I still hold out hope that at least the façade could be saved. Of course, being a social worker, I know nothing about these matters. I know that the development team has brought back many revisions for review, and the Tenney Lapham P&D committee and larger association has been involved in the process. I tremendously appreciate the work and considerations by so many.

While I know that some people have raised valid concerns about a hotel being placed in the neighborhood, in this case, I can't share these concerns. I deeply appreciate reading the report from planning staff and concur that this project- a small hotel, despite not being considered when neighborhood or the comprehensive plans were crafted, could harmonize with the existing neighborhood. I believe that the demolition standards in question can be met if these items are granted tonight- and a future project that will enhance the neighborhood and our city.

Best wishes and care.

Brian Benford

Alder, District 6