

From: [Michael Felling](#)
To: [Plan Commission Comments](#)
Subject: Letter of Support - Dayton St Hotel Development
Date: Sunday, September 25, 2022 2:53:35 PM

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Good Afternoon -

I'm writing you to support the hotel development project at 609 E Dayton St & 616 E Mifflin 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. I also enjoy the fact that the new plans include saving the facade for historical reference and now include an additional house on Mifflin St - which successfully integrates the delicate balance between commercial and residential. 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
+1 414 617 7644
felling@uwalumni.com

From: [V.C](#)
To: [Plan Commission Comments](#); [Michael Metzger](#)
Subject: Development of Reynolds property
Date: Thursday, September 22, 2022 5:37:42 PM

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Dear Planning Commission and Mr. Metzger,

I write in support of the planned development of the Reynolds property.

I live next door, and am one of the property owners most effected by the proposed development. The development is very thoughtful in preserving the Reynold's house, and the addition of a hotel in the neighborhood is both unique and welcome. The facade of the warehouse has been preserved, and the height of the hotel is most appropriate for the neighborhood. The hotel will also serve a need, and encourage the continued use of the downtown and all the wonderful activities that Madison has attracted and will continue to attract in the future.

I strongly encourage you to approve this wonderful addition to our neighborhood.

Sincerely,

Mark Schlei
618 E. Mifflin Street
608-320-4655

Cleveland, Julie

From: William Ochowicz <willochowicz@gmail.com>
Sent: Thursday, September 22, 2022 4:08 PM
To: Plan Commission Comments
Subject: Legistar 73122 - Cond Use Dayton Hotel

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Hello Commissioners,

I'm writing today to voice my support for the proposed hotel on Dayton Street. I think that this is going to be a good addition to our neighborhood.

There has been some controversy over the number of parking spaces, and I'd like to tell my story. My in-laws recently came to visit me and my wife in Madison and had this hotel been built already they would have stayed there. They did not rent a car, because we live in the neighborhood and have easy access to parks, the grocery store, and downtown. If they needed to drive somewhere, we would have driven them in our car.

It seems incredibly unlikely to me that someone would travel to a city, rent a car, and decide to park on the street. The idea that we should require additional parking spaces for this hotel is silly and reactionary. At worst, the hotel fills the spots and Dayton street gets additional traffic, fewer people use BRT and the proposed BCycle station, and the hotel generates additional CO2 emissions via the generated traffic. At best, the spots aren't needed and the committee has required the hotel to spend hundreds of thousands of dollars on unneeded spaces because we were afraid of losing on-street parking.

I was disappointed that the hotel had to get rid of the cafe to preserve the historic facade. I had hoped the Plan Commission wouldn't have required the hotel to preserve the facade in lieu of providing an amenity like the cafe to the neighborhood, but it seems like that ship has sailed.

I'm excited for the hotel and what it might bring to our neighborhood.

Thanks,
Will Ochowicz

Cleveland, Julie

From: Danny Edgel <edgeldan@gmail.com>
Sent: Thursday, September 22, 2022 9:54 AM
To: Plan Commission Comments
Subject: Dayton Street Hotel, 10/03/2022 Plan Commission Meeting

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Hello,

I am writing in support of the proposed hotel at 609 E Dayton Street and 616 E Mifflin Street. My home on N Blair St sits on a parcel that abuts the lots in question, and I pass the current (apparently abandoned) development daily. Since I moved here in 2020, I have seen the underuse of those parcels as a strange eyesore in what is otherwise a thriving neighborhood near the capitol, downtown, and a major commercial arterial with several large venues and event spaces.

A boutique hotel is not the first use I would envision for those lots, but if the developers think it pencils out, I see no reason to oppose it or impose additional costly delays, studies, etc. I am glad to see that all parking being provided is underground (there is already too much surface parking in this neighborhood), and that new B-Cycle docks will be added so close to my home. Furthermore, if the business goes under (as most new businesses do), hotels are very cheaply converted into multifamily housing, which is desperately needed in this city and neighborhood.

Best,
Danny Edgel

From: [Bob Shaw](#)
To: [Plan Commission Comments](#)
Subject: Dayton Street Hotel
Date: Friday, September 16, 2022 11:20:44 AM

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Hello,

I am writing to support the construction of a hotel at 609 E Dayton/616 E. Mifflin Street (item 73122 on the 9/19 Plan Commission meeting).

I have lived on the 900 block of E. Dayton Street, three blocks from the proposed development, for over forty years and I have biked or walked by the proposed development almost daily during that time period.

Earlier this year when the developers had their initial proposal, I was opposed, not because it was proposed to be a hotel, but because the façade was reminiscent of a warehouse and showed no respect for the historic nature of the block. However the developer responded to neighbors' concerns by replicating the current brick façade of the building in the current proposal. It is a great improvement over what was initially proposed. I also appreciate the proposed restoration of the historic Reynold's house at 616 E. Mifflin Street.

When I moved into my house in 1980, East Washington Avenue was a sea of used car lots, Breese Stevens stadium was rarely used and I had to walk over a mile to the nearest grocery store. But now there are high rise apartments along E. Washington, Breese Stevens is in constant use, and Festival Foods is two blocks away.

There is a vibrant urban feel to the neighborhood that never used to be there. I think having the proposed hotel would only add to that feeling.

Bob Shaw

From: [Helen Bradley](#)
To: [Plan Commission Comments](#)
Cc: [Michael Metzger](#)
Subject: Dayton Hotel/BCycle Comment
Date: Thursday, September 15, 2022 9:36:59 AM
Attachments: [image001.png](#)

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Good Morning –

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

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

From: [James Fenley](#)
To: [Plan Commission Comments](#)
Subject: Dayton Street Hotel
Date: Wednesday, September 14, 2022 9:04:51 PM

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Good evening,

I am writing today to show my support for the proposed Dayton Street Hotel at 609 E Dayton St. This hotel is the exact type of infill development Madison should be encouraging.

A unique boutique style hotel in the heart of the Tenney-Lapham neighborhood is great for Madison residents and visitors to the city.

The location being walking distance to bars, restaurants, coffee shops, and entertainment will help all of those businesses have additional customers and help give visitors a unique experience when they are in town.

This vacant warehouse being converted into a new concept will also help grow our tax base. Once again - we should be encouraging plans like these and not putting entrepreneurs through additional hurdles to gain approval for an underutilized site.

Please feel free to contact me if you have any questions. I hope you will remember my comments when you vote on this important project.

Thank you for your time,

James Fenley
1829 Spaight St
Madison, WI 53704

From: t.s.braga@outlook.com
To: [Plan Commission Comments](#)
Subject: Plan Commission - Sept 19
Date: Wednesday, September 14, 2022 3:40:44 PM

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Hello,

My name is Thiago Braga and I am the resident of 641 E. Dayton St. Although I will not be attending the public hearing on September 19th at 5:30 PM regarding the demolition of 609 E. Dayton and 616 E Mifflin St. to construct a hotel, my family and I would like to register our support for the project.

Thank you,

Thiago Braga