From: [redacted]
To: Plan Commission Comments
Cc: Rummel, Marsha
Subject: Agenda PC #25 Brayton lot allowable height change
Date: Monday, November 13, 2023 4:33:25 PM

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(redact email please from public post)

An important issue concerning affordable housing by residents and allowable Afffordable Housing using AMI criteria is a driver for the Brayton lot height amendment change request.

While housing cost is a a forefront issue, I urge the commission to respect the work and plan that have been the guideposts as the city grows. The lower limit on the residential, historic district street of E Main and S Hancock have been established intentionally and with purpose. Proponents suggest coding this change will open possibilities for a possibly small increase in affordable units. Experienced professionals at the public neighborhood meeting laid out why it is very unlikely to be so in reality of actual constraints. Additionally, discarding and discounting the established direction disrespects the efforts and wishes of those who've guided the direction to now who also support affordable housing and thriving neighborhoods.

Suggesting that a max height will not guarantee that height is pursued seems naive. If the height is changed, that is more likely to see a max height built.

I ask the commission to deny the this change and continue exploration of opportunities through the proposal process first while respecting maps and plans established thoughtfully and intentionally.

Thank you for your service.

Respectfully,
Juli Wagner
[redacted]

From: Sabine Droste
To: Plan Commission Comments
Subject: Brayton Lot zoning map amendment
Date: Monday, November 13, 2023 2:30:38 PM

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Hello, I would like to register my opposition to the proposal to permit 10 or even 11 stories of development on the entire Brayton lot. The existing zoning proposal which specifies a step-down to 4 stories on Main and S Hancock has taken into due consideration the effect that such a large development would have the First Settlement. Amending the zoning height to 10 or 11 stories on all sides would add little in the way of additional density, and might even reduce this development's potential for a maximum number of affordable units because of the higher cost of units in high rise buildings. 10 or 11 stories on the East Washington and Buttler frontages should allow for sufficient density to make this project financially attractive to developers. Adding additional height on the other frontages will adversely affect residents in the First Settlement and will do little to help with Madison's affordable housing problem. Thank You!

Sabine Droste
115 S. Franklin St.

From: Pete Souza
To: Plan Commission Comments
Subject: Braden lot
Date: Monday, November 13, 2023 12:42:15 PM

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I will be out of town this week but wanted to express my strong dissent in changing the zoning of the Braden lot adjacent to Main and Hancock from four to ten stories. Changing it to ten stories will forever change the First Settlement District and will set a precedent for future changes to zoning within the district. I would also mention that a ten story building would forever block the afternoon sunlight that is not an important part of living within the district.

Pete Souza
101 S. Franklin St.