From: herman whiterabbit
To: Plan Commission Comments
Subject: Comment of concern for 77 Sirloin Strip
Date: Thursday, March 13, 2025 8:39:08 AM

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Dear City of Madison DPCED Planning,

I wish to speak as one of the residents Madison Mobile Home Park, and as a concerned citizen. I wish to comment on the demolition permit; Application #1599 (TR-V2 to TR-U1). The planned development of a six-story apartment building on 77 Sirloin Strip is neither practical nor suitable for our area.

The area is very unstable and is a zone where buildings more than two stories high should not be allowed. Weather can easily undermine the section of ground, rendering it unsafe to hold structures of the intended capacity, and the hilltop itself provides minimal space for any expansion of utilities or parking, as such a larger parking space would cause traffic congestion for mobile home owners.

And most importantly, adding a new apartment building creates for the mobile home park. Affordable housing is the very purpose that mobile homes serve; the rents charged at the office are generally low and affordable. Also, the mobile homes here can be easily customized to suit the needs of lower class citizens and/or elderly and disabled, necessities that surplus tenement houses lack.

Besides this, the tavern building on 77 Sirloin Strip has already been recently sold to a new family-owned restaurant business called El Pollo Rumbero (see https://elpollorumberowi.com/). This new restaurant is already seeing success, attracting people from in and outside the neighborhood, so to demolish the building would deprive the owning family of their chances to thrive. Furthermore, the city recently cleared a space on the corner of West Badger Road and South Park Street; a vacant ground section previously occupied by a Comstock Tires shop, facing opposite Madison Metro's South Transfer Point. That space has firmer ground where stores, restaurants and a bank are within reach, overall being much more convenient area for newly built estates.

Therefore, I formally request that your staff deny approval for Application #1599 (TR-V2 to TR-U1). Please respect the needs of the many struggling current residents and newly developed small business owners, and consider the fact that mobile home areas are among the most affordable for those with low-income.

Thank you for your time.

Sincerely yours,

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