

FW Comments for Landmarks Comm - RE 906 Williamson.txt

To: Scanlon, Amy

Subject: FW: Comments for Landmarks Comm - RE: 906 Williamson

-----Original Message-----

From: cassiandscott

Sent: Monday, July 06, 2015 2:28 PM

To: Scanlon, Amy

Cc: Landmarks Commission

Subject: Comments for Landmarks Comm - RE: 906 Williamson

To: ascanlon@cityofmadison.com<ascanlon@cityofmadison.com>

Dear Ms. Scanlon, Could you please forward this to the members of the Landmarks Commission? I am not sure that I have gotten their email addresses correct.

Dear Landmarks Commission:

I live 3 blocks from the house at 906 Williamson and would like to pass along my assessment of the situation for your consideration.

I am in favor of the proposed development on the corner of Patterson and Willy (906 Williamson). Thank you very much for reconsidering your previous vote against this development.

Why am I in favor of the development? --- That is a fair question. The shortest answer is that well-planned high-rise buildings like this one will help us combat urban sprawl.

In my view, the proposed new project is favored by a triple-bottom-line sustainability analysis:

(1) Environmentally, we need taller buildings with higher density, so people can live near their jobs downtown, and not drive in from urban sprawl. I walk to events like concerts on the Square and love it. No parking. Fresh air. More people should have that opportunity, but they will not get that opportunity if there is no increase in the number of housing units.

(2) Socially, 906 Willy is not an ideal location for a family home. Maybe it was years ago, but not now. For the same housing price, families prefer quiet tree-lined streets nearby without a noisy bar right there. In addition, the developer plans to include some affordable housing units in the new building - resulting in a win-win for the neighborhood.

(3) Financially, Madison could use added revenue to support our schools, etc. I looked up property taxes for the existing building (906 Willy) and an apartment building similar to the proposed building (on Livingston near Willy). The comparison in annual taxes was about \$120,000 vs 6,000 - almost twenty times the property tax revenue from a building like the one proposed.

Please vote to allow the new building to proceed. Please vote against sprawl.

Regards,
Scott Freeman
Madison, WI 53703