

**From:** [Deaken Boggs](#)  
**To:** [Parks, Timothy](#); [Planning](#)  
**Subject:** Letter in Support of Madison Yards Development  
**Date:** June 29, 2020 2:30:55 PM

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To those whom it may concern,

I am Deaken Boggs and I am recent graduate of UW Stevens Point's Natural Resources Planning program, I am beginning a graduate program in the Urban and Regional Planning and Land Use program at UW Madison as well as a homeowner of near Westside Madison community I am reaching out to express my approval for the Madison Yards Development. The old Wisconsin Department of Transportation site was an area in absolute need of redevelopment as it was a relic of an era of development that did not take into consideration the needs of the community the project exists in. After my review of the Madison Yards Project there are several areas where I believe this project stands out and does exactly what is needed from grey field infill development which include; the focus on multi-modal transportation, providing new housing options to the Madison community, and bringing more conscious design into a newly active community.

Upon review of the provided Transportation Demand Management Plan it is obvious that pedestrian focused design is built directly into this development. Pedestrian focused design including flexible streets and off street shared paths which are numerous and allow for many different methods of transportation as well as limiting the amount of vehicles that will be driving through the space. In the review of the parking for the property it can be seen that they took time to design vehicle traffic away from edges of the development to ensure current traffic patterns are not drastically altered. Along with not altering current traffic patterns the development is improving existing alternative transit options through new bus shelters with seating (which is sorely lacking all along Sheboygan Ave) and biking infrastructure (which has been sorely lacking in the first place). Vehicle traffic in the neighborhood has obviously always been a concern with the mall as well as the state DOT offices, but providing walkable housing options for employees in the area absolutely works to address these concerns better than previous solutions.

This country is currently facing a housing crisis and Madison is not immune as a lack of workforce housing in the state of Wisconsin and Madison is an urgent and pressing issue. While there are lots of proposals to resolve housing issues the adding of housing units to the market is historically the best way to address the lack of workforce housing. I believe the proposed units at Madison Yards look to provide a large amount of benefit for the community overall as adding to the supply of the housing market is incredibly important. In fact holding up infill development like Madison Yards can in effect do more damage as it sends a message not only to this development group but to other development groups that Madison does not welcome large scale infill development projects that are needed to address the housing crisis in this community.

The near Westside community has had a lot of excitement in the past decade or so through the revitalization of the Hilldale mall, development of new housing complexes, and the new development of the Wisconsin State DOT building. The Madison Yards Development fits right

alongside this revitalization providing a more active, walkable, and accessible community. Bringing services closer to the densest areas in the community through the leasing signing by Whole Foods, and providing new dedicated space for the Hilldale farmers market just scrape the surface of the benefits that this project will bring.

With all of this I would like to pass along my strong approval for this project and would welcome any and all questions.

Sincerely,

Deaken Boggs