

From: Travis Yanke <tyanke@yahoo.com>

Sent: Friday, July 17, 2020 8:33 AM

To: Heck, Patrick <district2@cityofmadison.com>; Planning <planning@cityofmadison.com>; council <council@cityofmadison.com>; Stouder, Heather <HStouder@cityofmadison.com>; Firchow, Kevin <KFirchow@cityofmadison.com>; ledell.zellers@gmail.com; Travis Yanke <travis.yanke@abbvie.com>

Subject: LZ Apartment Proposal on East Wash

File # 60173

Demo Pmt & Cond Use - 402-414 E Washington Ave

Dear Mr Heck,

Hello, I hope this communication finds you well. My wife and I are contacting you regarding LZ's proposed new apartment complex discussed at this week's Plan Commission, File #60173, Demo and Conditional Use for 402-414 E Wash. We are property owners within the Nichols Station Condominiums located at 311 N Hancock St. I listened to the Plan Commission this week due to this topic, and understand it was motioned to be Placed on File without Prejudice. Please clarify if this means LZ will be able to amend their designs due to the concerns of the Plan Commission and Residents, and resubmit for approval?

If so, we as James Madison residents are in favor of this project and it moving forward, and hope you consider our input when it comes back to Plan Commission vote.

While we understand many of the other residents' concerns, after my review of the submitted research on the current buildings, it is clear the area needs to move forward with new development. We agree with affordable housing for lower income residents, but there are better options which the City can help with when compared to the conditions of the buildings between Franklin and Hancock. This is also an opportunity for a private company to take on the cost and work needed to clean up the soil contamination located underneath Klinke Cleaners. Thus, taking the possible cost to taxpayers off the table in the future should it be required to be mitigated. Lastly it is clear the East Wash corridor and side streets already are being revitalized. This is apparent with the new buildings on East Wash itself, along with several new apartment complexes North on Mifflin and Dayton heading towards Lake Mendota. It is only natural that this revitalization expands towards the Capital as well.

Again in closing, we are requesting you vote YES for this proposal when and if it should come back to Plan Commission.

Happy to discuss further. Thanks for your time.

Travis Yanke and Angela Ryan
311 N Hancock St. #331