



June 2, 2021

Mr. Dan McAuliffe & Mr. Ben Zeller
Madison City Planning Office
Mr. Keith Furman, Madison City Alder

City of Madison
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Hello Mr. Zeller, Mr. McAuliffe, & Alder Furman:

On behalf of Summit Credit Union I attended the public hearing on the Odana Area Plan on June 1st. Summit Credit Union would like to register its comments in relation to this plan that is under consideration by the Madison Plan Commission and the Madison Common Council.

While the goals of developing more walkable, bikeable, and transit-oriented areas are admirable and certainly add to the city's amenities, the areas of our concern pertain to property owners who may desire to remodel or redevelop their properties.

The specific intent to require a residential component on properties where previously there was none is particularly troublesome. Our areas of concern are:

- current uses such as the "commercial" use shall be grandfathered
- current property conditions such as "drive-thru lanes" shall be grandfathered
- Property owners should not be forced to adapt a mixed use or a residential component to have their plans approved
- The construction of unusable stories and square footage is costly and wasteful
- Summit opposes limitations that restrict our ability to redevelop its property in a manner that does not meet our current needs.

These types of restrictions are often costly and can hinder and delay redevelopment efforts. Summit Credit Union values flexibility in continuing to maintain and use its properties to meet the needs of its members.

Thank you for providing the opportunity for us to register our comments. We look forward to seeing what the result is and how the city plans to move forward with its redevelopment efforts in the Odana Area.

Sincerely,

Greg Polacheck

Greg Polacheck, CCIM, CPM
Real Estate Manager
Summit Credit Union

CC Kim Sponem, CEO/President
Becky Gerathanas, Chief Operations Officer
Jeremy Eppler, Vice President Risk Management