



PO Box 8474
Madison, WI 53708

Board of Directors

Marlisa Kopenski Condon, President	Kate Allen Rubin
Eric Hamilton, VP	Elle Grevstad
Deven McGlenn, Treasurer	Noah Salata
Courtney Lindl, Secretary	Cailey Jamison
Lance Lattimer	Jen Plants
Wynona Pyrtel	Mike Kohn

July 23, 2025

City of Madison Plan Commission
210 Martin Luther King, Jr. Blvd.

Re: 2084 Helena Street Redevelopment

Dear City of Madison Plan Commission:

The Board of the Marquette Neighborhood Association voted on July 21, 2025 to support Hovde Properties in their pursuit of PD zoning for their redevelopment project at 2084 Helena Street. We understand that this PD zoning would allow the developer to create a gentler transition between single family homes and larger multi-family developments in the area, and allow for additional trees and landscaping near the sidewalk. We appreciate the city's consideration of these issues at this unique site.

We ask that the Plan Commission support the transition to PD zoning conditioned on the developer agreeing to all criteria laid out in TSS zoning except for a smaller rear setback that abuts the bike lane. We also strongly encourage support of additional permeable landscaping, including canopy trees, on the site. We look forward to hearing more detail about the project from the developer as the project progresses.

Sincerely,
Marlisa Kopenski Condon
President, Marquette Neighborhood Association

CC: MNA board, MNA P&D Committee, Alder Davy Mayer, Ethan Schwenker (Hovde Properties)

