

From: [Larry Mandt](#)
To: [Parks, Timothy](#)
Subject: Edgewood HS Conditional Use Request (#60001)
Date: April 05, 2020 4:14:11 PM

We live at 2254 Monroe Street, diagonally across from the Edgewood High School practice field (3 houses from the light at Leonard Street cul-de-sac). We've been very concerned about what our experience will be if Edgewood is allowed to erect the proposed lights (and even more concerned about the sound if they can put in the sound system they've proposed in the past).

In our opinion approving this request will absolutely increase the already dominant impact of Edgewood on our neighborhood and seems incompatible to us with the residential characteristics of the neighborhood. It's clear that allowing this change will substantially impair and diminish the enjoyment of the neighborhood, including access to Lake Wingra and the Park and Pleasure Drive.

Please factor into your decision-making the lasting adverse impact this could have on the quality of life in this, one of Madison's oldest and most vibrant neighborhoods, and deny this request.

Sincerely,

Larry and Catya Mandt

From: [Stouder, Heather](#)
To: [Parks, Timothy](#)
Subject: Fw: Vote no installing lights on the Edgewood High School field [file #60001]
Date: Friday, April 03, 2020 7:48:26 PM

From: Karen Fennema <kefennema@uwalumni.com>
Sent: Friday, April 3, 2020 7:06:10 PM
To: Stouder, Heather
Subject: Vote no installing lights on the Edgewood High School field [file #60001]

To the Plan Commission,

I live one block from the Edgewood field, on Terry Place. Noise from the field can be heard from my bedroom. It can be heard from the Park and Pleasure drive behind Edgewood.

The installation of lights on this campus field in such close proximity to homes and the Lake Wingra watershed is a mistake. Lights will allow the school to use the field continuously. Paired with the amplified sound that will accompany events, it introduces a health hazard and diminishes the intrinsic value of the community.

Please vote no.
Thank you,
Karen Fennema
873 Terry Place

Sent from my iPhone

From: [Rob Williamson](#)
To: [Stouder, Heather](#); ajstaz2@madison.k12.wi.us; bacantrell@charter.net; erics@cows.org;
jshagenow@yahoo.com; klanespencer@uwalumni.com; keetrasburn@gmail.com; ledell.zellers@gmail.com;
[Lemmer, Lindsay](#); [Rummel, Marsha](#); hiwayman@chorus.net; [Heck, Patrick](#); [Parks, Timothy](#); [Tucker, Matthew](#)
Cc: [Evers, Tag](#)
Subject: Vote no to lights on the Edgewood High School field [file #60001] (6 blocks from field)
Date: Sunday, April 05, 2020 12:51:23 PM

To the Plan Commission, Tim Parks, Matt Tucker, Alder Tag Evers, and community leaders,

I simply want to communicate that I oppose the installation of lights on the Edgewood campus field. The close proximity of this field to residences, businesses, and Lake Wingra makes the additional of lights unsuitable and lowers the value of the neighborhood and reduces quality of life in this area.

Please vote no.

Thank you,

Rob Williamson
2730 Gregory Street
Madison, WI 53711
(6 blocks from Edgewood field)

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Subject: Fw: Edgewood
Date: Sunday, April 05, 2020 5:12:02 PM

From: Jane Albert <jalbert4410@gmail.com>
Sent: Sunday, April 5, 2020 5:06:54 PM
To: Stouder, Heather
Subject: Edgewood

I live 2 blocks from the stadium at Edgewood. I am opposed to their plan for lighting and sound enhancement. This will be disruptive to the humans, animals and birds in the area. I am also offended by the "bait and switch" attitude of Edgewood. "We will abide by the Master Plan" until it no longer suits our needs"

I am very disappointed in their proposal to change the entire plan which they agreed to and sold to the neighborhood association. This is not bargaining in good faith!

Jane Albert
2144 West Lawn Ave.

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Subject: FW: Please vote no to installing lights on the Edgewood High School field [file #60001]
Date: Monday, April 06, 2020 2:59:27 PM

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

From: Peter Daly <peterdaly@charter.net>
Sent: Monday, April 6, 2020 2:50 PM
To: Stouder, Heather <HStouder@cityofmadison.com>
Subject: Please vote no to installing lights on the Edgewood High School field [file #60001]

Plan Commission,

Please vote no and do the right thing for our city.

Peter Daly
1112 Lincoln St. 53711

From: Shawn Schey [<mailto:shawnschey@yahoo.com>]
Sent: Tuesday, April 07, 2020 4:09 PM
To: ledell.zellers@gmail.com.
Subject: Vote No on 60001, Conditional Use fro EHS lights

Dear Ledell Zellers:

While our city is struggling with the upheaval of a global pandemic, Edgewood High School has put in a Conditional Use application to light their playing field. Therefore, I am compelled to write you this letter.

I have been a neighbor of the Edgewood campus for 35 years. I understand how the high school would like to install lighting for a stadium on their practice field to give their alumni and students a stronger sense of identity and unity. However, the community that Edgewood resides in already HAS a strong sense of identity and unity. It involves tranquil mornings at the breakfast table with the windows open, gardening or cooking dinner in the backyard, and paddling a canoe on Lake Wingra. The sense of identity Edgewood wants to create for its alumni and students would be fine if it didn't mean that the community surrounding the campus would see theirs downgraded in exchange, which is what 80 decibel-level crowd noise and 80-foot pole lighting will do.

In the Conditional Use Ordinance 28.183 MGO, there are Approval Standards in subsection (6)(a) that read in part, "No application for a conditional use shall be granted by the Plan Commission unless it finds that ALL of the following conditions are present:," and it lists several conditions. #3 of this list reads, "*The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.*"

A sound engineer working for Edgewood College in 2010-11 measured the ambient sound level of a typical summer evening on Woodrow Street rimming the west side of campus. It was around 43 decibels. 43 decibels is the level of hum your refrigerator makes. Other measurements while games were actually in session in October 2019 taken inside houses *with windows open* found the decibel level to be 84. That's what a diesel truck going 40 mph 50 feet away from you sounds like. Residents could not converse with each other in their livingrooms. Add to the above mix a sportscaster wanting to be heard over the crowd, a pep band or canned music or two of those at the same time. Can you imagine trying to put your kid down for a nap or even trying to sleep yourself *until 11 PM or later every night?*

In the Imagine Madison Comprehensive Plan, under Special Institutional uses, it states, "*SI uses...should be designed to fit gracefully within, rather than dominate their surroundings...campus development should be compatible with surrounding uses and their design characteristics, and mitigate potential impacts on adjacent areas.*"

Make no mistake. A stadium at this location would be anything but "graceful."

Edgewood makes the case that they've been at this location nearly 100 years, before anyone else was, therefore, they have the right to a stadium.

I say they've been at this location nearly 100 years - and can obviously survive without one.

Please recommend against granting them a permit to light their field.

Shawn Schey
878 Woodrow Street
Madison WI

From: [Jan O'Neill](#)
To: [Stouder, Heather](#)
Cc: [Evers, Tag](#); [ajstatz2@madison.k12.wi.us](#); [bacantrell@charter.net](#); [erics@cows.org](#); [jshagenow@yahoo.com](#); [klanespencer@uwalumni.com](#); [keetrasburn@gmail.com](#); [ledell.zellers@gmail.com](#); [Lemmer, Lindsay](#); [Rummel, Marsha](#); [hiwayman@chorus.net](#); [Heck, Patrick](#); [Parks, Timothy](#); [Tucker, Matthew](#)
Subject: Conditional Use Permit Application by Edgewood High School [file #60001]
Date: Sunday, April 12, 2020 11:04:49 AM

To the Plan Commission,

As a resident in the DMNA neighborhood living 4 blocks from Edgewood High School, I am writing in opposition to the Edgewood stadium expansion plan, which will have significant environmental (noise and light pollution) and community impacts. The installation of lights on this campus field in such close proximity to homes and the Lake Wingra watershed is a mistake. Lights will allow the school to use the field continuously. Paired with the amplified sound that will accompany events, it introduces a health hazard and diminishes the intrinsic value of the community.

It is clear that the Edgewood board has this expansion "hard baked" into its strategic plans as a means for economically saving the school--which has been losing enrollment--at the cost of the residents who have long lived in the surrounding community. I would add that when one asks, Who benefits? it's not just the Edgewood campus: Look no further than to the President of the Edgewood Board whose sports business stands to make a killing.

It's in situations like these, when local business/organization demands threaten the interests of residents, that we need the leadership and support of our elected officials, city agencies, and planning commissions. Indeed, the very notion of a shared "commons," established long ago on the Boston commons, is at the heart of why we need your support for us as residents.

This situation reminds me of our fight as eastside neighbors against the Kipp Corporation years ago when it expanded its operations in close proximity to long-time residents. The result was increased noise and air pollution, both of which permanently damaged the surrounding neighborhoods. 15 years later, a class action lawsuit against the Kipp was resolved on behalf of the residents--a win for the "common people" in the "commons," and a clear signal we were in the right. But nonetheless the damage to the environment had been done and continues to this day (see City well pollution issues near Kipp).

My point is, if you don't stop this NOW, we as a City will be living with this decision--and regretting it--forever.

Ironically, in the midst of the fear and anxiety of a pandemic, cynically, the Edgewood board continues its bullying behavior and insistence on expansion. We are counting on you to push back and speak up for us, whatever it takes.

Please vote no.

Thank you,
Jan O'Neill
2210 Fox Ave
Madison, WI 53711

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When things are shaky and nothing is working, we might realize that we are on the verge of something. -- Pema Chodron

Jan O'Neill
608.698.1855 (cell)

From: clarestonerfeld@gmail.com
To: [Stouder, Heather](#)
Cc: ajstatz2@madison.k12.wi.us; bacantrell@charter.net; erics@cows.org; jshagenow@yahoo.com; klanespencer@uwalumni.com; keetrasburn@gmail.com; ledell.zellers@gmail.com; [Lemmer, Lindsay](#); [Rummel, Marsha](#); hiwayman@chorus.net; [Heck, Patrick](#); [Evers, Tag](#); [Parks, Timothy](#); [Tucker, Matthew](#)
Subject: I have concerns about installing lights on the Edgewood High School field [file #60001]
Date: Friday, April 10, 2020 5:17:31 PM

Hello,

My husband and I live at 815 Terry Pl, two blocks from Edgewood. I do have some concerns about their proposal to install lights.

My biggest concern is that the light install will lead to a lot of night games with amplified sound. We have young kids and our backyard has always been a quiet haven for us, since we moved into the neighborhood. We are mostly surrounded by quiet older neighbors and value the peace and quiet of the street. It suits our family well and is a really important part of the reason we chose our house, on a dead end near a park.

I'm worried if the lights are installed, since Edgewood has dealt with this issue over the last year by pushing the limits, not necessarily adhering to previous agreements or laws about when they could use the field, that it will be a slippery slope to a lot of nights where game sounds will be kind of loud in our backyard and we can't just chill out with our family.

I personally think that the occasional night game (like every Friday night during football season) is fine. I'm not intrinsically opposed to some use of the field and some noise. But I am worried about it escalating into a lot of use. I'm worried about there being no limits, or if limits are put in place, Edgewood just ignoring them. I want Edgewood to follow the rules of whatever agreement gets put in place, and I'm honestly worried they won't.

Having been neighbors with Edgewood for a while, I feel like sometimes I do doubt the integrity of their leadership. I read over the documents related to the lawsuit against the city, and it felt like there were places where they stated conflicting information (for example, I feel like they said early in the process that they had originally intended the field only for practice, and then changed their mind; then later they said it was an oversight to describe the field this way in the neighborhood agreement and that the field had always been used for games). I also feel like it's a little sketchy to keep pushing forward with this issue while the community is super distracted with other, much more important things right now.

My husband also serves on the farmers market board and I have gotten to know about them a little that way too. This year, they sent the board notice that they were going to start charging \$20,000 a year to host the market in their lot. I think this happened in March, less than two months before the market was supposed to start – a market that some of the vendors make a substantial portion of their living on, and had already started planting crops for. (This market operates on very little budget, I'm not sure of the exact amount, but I think they're raising a few thousand dollars a year from the vendors.) They eventually settled on a smaller, affordable amount with the market, which was great – but it was a haphazard and weird approach to the relationship. It sounded like this wasn't the first time a last-minute change had been presented before the start of the season, bringing a lot of uncertainty to vendors and the board, which is a pretty small volunteer group with a lot on their plate. I bring this up partly because Edgewood cites the market as one of the things they do for the community. Actually I think it's awesome

that they host it, and I'm really appreciative (and attend the market almost every Sunday). But twice in the last year the board has been suddenly scrambling to find a new location for the market, so it feels like an uneasy relationship.

Finally, I was surprised at the beginning of this whole saga that they were going to put money into their field, and not into increasing parking, which is really needed in the neighborhood.

I think that a number of their actions over time have just led me to doubt how truthful they're always being, the amount of integrity they're acting with, and whether they're just saying they care about the neighborhood because they have to say that. Call it a character reference, from a neighbor who started out open-minded on the issue, and has been a little bothered by how Edgewood has acted over time.

I would personally love to have a really great relationship with Edgewood, as a neighbor, and I think that there is a compromise here that could be reached that everybody could be pretty happy with. I think that the tactics of the No New Stadium group have also been pretty strong. I'm just worried, because of the divisiveness of the situation and everybody being escalated, and how Edgewood has been approaching things, about how they might proceed, and I feel like that has to be taken into consideration when figuring out how to move forward on this issue.

Thanks for your consideration!

Clare Stoner Fehsenfeld

From: [Yael Gen](#)
To: [Parks, Timothy](#)
Subject: I live less than 500 feet from the EHS field and I oppose lights [file#60001]
Date: Friday, April 10, 2020 3:39:21 PM

Dear Tim Parks,

I didn't think it would be possible but I am shocked that Edgewood High School is pursuing a conditional use permit at this time. It almost seems like they are taking advantage of the pandemic.

EHS' permit application does not meet conditional use permit standards. The Edgewood High School letter of intent, March 11, 2020 states:

Field Lighting use may exceed the turnoff times to accommodate specially scheduled activities including, but not limited to, playoff games, games requiring overtime periods, weather delays, or health and safety delays.

This suggests that the lights can stay on as late as Edgewood deems necessary. On any night.

And as you know, with lights comes the accompanying amplified sound. Crowd noise, announcements, and starter pistols are sounds that those who live as close to the field as I do are very familiar with. Last spring I had to take a business call in my basement because there was no room in my house in which I could escape the noise and hear my client. If this permit is approved the noise will be relentless and inescapable. This seems in clear violation of the [Conditional Use Standards for Review](#) Approval Standards

6 (a) item 3. The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.

The enjoyment (and I suspect, the value) of my home WILL be substantially impaired. I would not be able to use my screened-in front porch or my deck. I would not be able to leave my windows open on cool evenings. Now that many of us are working remotely, I hope it is much easier to understand how disruptive and stressful the constant noise from the field was last spring and fall. I wore headphones and kept the windows of my home office closed. To allow that to continue into the night is inhumane.

It is a tragic irony that the community surrounding the athletic field is experiencing its last quiet spring as a result of COVID-19. People are flocking to the the Park and Pleasure Drive and unfortunately, the playing field for much needed refuge and recreation.

EHS is in violation of the state's "safer at home" order. Leaving their field unlocked encourages people to congregate: playing soccer, frisbee, an exercise with huge a tire and track practice with orange cones. I have witnessed as many as 5 groups using the field simultaneously. There is a small 8.5 x 11 inch sign stating that fines will be imposed if users climb the fence and use the field when it is locked but zero health warnings. I am not insinuating that these are Edgewood-sanctioned activities but by leaving the field unlocked and open and not posting any health department signs like the ones posted in Vilas and Wingra parks, EHS again reveals their blatant disregard for the health and welfare of the greater community.

The installation of lights on this campus field in such close proximity to homes and the Lake Wingra watershed does not meet the approval standards. Lights will allow the school to use the field continuously. Paired with the amplified sound that will accompany events, it introduces a health hazard and diminishes the intrinsic value of the community. Other standards that are not met include those concerning parking and traffic.

I believe that neighboring property owners have every right to use their property. Last year, the City did not penalize

or restrict Edgewood from playing games despite a zoning violation, even after the Zoning Board of Appeals affirmed the City's zoning interpretation.

Denying Edgewood lights is the only reasonable way to ensure that neighbors' ability to use and enjoy their homes will not be further diminished by use of the field.

Thank you for serving our City during this difficult time. Stay safe,

Yael Gen
860 Woodrow Street
Madison, WI 53711

From: [Jeffrey Jerred](#)
To: [Parks, Timothy](#)
Subject: I oppose lights on the Edgewood High School field [file #60001]
Date: Sunday, April 12, 2020 2:45:31 PM

To Tim Parks,

I am a lifelong Madisonian and live across the street from the field and I oppose the installation of lights.

Since Governor Evers issued his Safer at Home orders, I have noticed far more foot and bicycle traffic on Woodrow Street and the Park & Pleasure Drive. People are clearly seeking the beauty and solace Lake Wingra offers. I can see and hear the owls and hawks. I've seen cranes walking down Woodrow Street to the lakeshore. I even saw bats at dusk for the first time in a long while. Lights and amplified sound will destroy the community for them too.

The installation of lights on this campus field in such close proximity to homes and the Lake Wingra watershed is a mistake. Lights will allow the school to use the field continuously. Paired with the amplified sound that will accompany events, it introduces a health hazard and diminishes the intrinsic value of the community.

Please vote no.

Thank you,

Jeffrey Jerred
860 Woodrow Street
Madison WI 53711

From: [Marty Starzewski](#)
To: [Stouder, Heather](#)
Cc: [Tucker, Matthew](#); [Parks, Timothy](#); [Evers, Tag](#); ajstatz2@madison.k12.wi.us; bacantrell@charter.net; erics@cows.org; jshagenow@yahoo.com; klanespencer@uwalumni.com; keetrasburn@gmail.com; ledell.zellers@gmail.com; Lemmer, Lindsay; Rummel, Marsha; hiwayman@chorus.net; [Heck, Patrick](#)
Subject: Vote no installing lights on the Edgewood High School field [file #60001]
Date: Friday, April 10, 2020 7:13:59 PM

To the Plan Commission,

I live across the street from Edgewood with the practice field visible from within my house. As it is I hear every announcement, every gun shot for races, every whistle/clap/cheer, etc, and while I support Edgewood's desire to use their facilities as they are now for daytime games and practices, I am very concerned about the effects the requested LED lights and amplified sound system and late games will have on the surrounding neighbors' health, well-being, and enjoyment and value of their own homes. The lighting expansion in particular will encourage the scheduling of late/after-hours games. Edgewood has previously stated intent to hold games regularly into evening hours, at times as late as 10pm, for ~40 nights/year. They have said that other non-football games might end earlier by 8:30 pm, but they also have not ruled out the idea of renting their field out to other schools beyond those 40 nights/year. The lights would likely remain on even later until the crowd dispersed. The day-to-day impact of this on individual families' quality of life will be high. I do not trust based on witnessing the lighting and sound of a similar stadium at [Waunakee High School](#) that it would be as inobtrusive as advertised. And if Edgewood does exceed sound or lighting levels allowed, how would it be enforced once these systems are installed? If neighbors record higher light/noise levels than allowed will we have to sue or will the city step in? I do not have much faith that Edgewood will comply with any citations regarding noise or lighting once their equipment is installed based on their recent actions.

LED lighting in the evening hours even in short exposure has been linked to retinal problems and sleep disturbance, and there is concern it could have effects on cardiovascular disease, diabetes, cancer and obesity. Noise pollution is linked to problems with mental and cardiovascular health. (And there's also the impact on wildlife to consider which I'm sure you have heard mentioned elsewhere.)

To a certain degree I am sorry that Edgewood did not plan for future needs properly, putting their field in an area so close to their neighbors that they have boxed themselves in. But I don't think the neighborhood, especially those neighbors directly across from their field, should have to pay the price so that they can play a home football game and make some money by renting their field. No one is stopping them from playing. They are still playing football at other stadiums or in the daytime at their own field. But to me the harm caused by installing amplified lighting and sound systems with neighbors living less than 100 ft from their field is greater than any potential benefit.

Please vote no on installing lights.
Thank you,

Martha Starzewski
2238 Monroe St
Madison, WI 53711

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: FW: No lights and Sound at Edgewood Playing Field
Date: Tuesday, April 14, 2020 12:38:11 PM

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

From: Eric Kerlow <Eric1@Kerlow.net>
Sent: Tuesday, April 14, 2020 11:28 AM
To: Stouder, Heather <HStouder@cityofmadison.com>
Subject: No lights and Sound at Edgewood Playing Field

Dear Commissioner Stouder,

Edgewood's installation of lights and sound on their playing field is an incompatible use for their residential neighbors and harms the natural respite of those visiting Lake Wingra, With the Safer In Place Order we see how important protecting the community's natural resources are to the mental health of Madison population.

Please vote no,

Eric Kerlow
2007 Adams St.

From: Marie Trest <mttrest@gmail.com>

Sent: April 10, 2020 8:43 PM

To: Stouder, Heather <HStouder@cityofmadison.com>; Tucker, Matthew <MTucker@cityofmadison.com>; Evers, Tag <district13@cityofmadison.com>; Parks, Timothy <TParks@cityofmadison.com>

Subject: Community access to Plan Commission hearings

Dear Ms. Stouder, Mr. Tucker , Mr. Parks, and Alder Evers,

First, I would like to express my deep appreciation for how the City of Madison has handled the COVID-19 crisis. Staff and alder commitment to the well-being of citizens, and all of the hard work behind efforts to protect health and ensure voter access, has been heartening to witness and a source of pride in our city.

However, it is unfortunate that Edgewood is pushing a stadium proposal during a pandemic when the City of Madison is managing the emergency, and surrounding adjacent community members are dealing with job loss or other financial burdens, trying to maintain businesses or work from home, and struggling to care for and educate their children. Some adjacent neighbors are currently suffering from COVID19. For most, this is a time of tremendous anxiety, sorrow, and loneliness. Truly this is not an essential development project during State “safer at home” orders, and hearings should be postponed until our community is beyond this crisis.

But if it does proceed as planned, I am writing to learn how community members surrounding Edgewood High School will have equal access to the public hearing before the Plan Commission, anticipated May 11, 2020, regarding the development of a stadium at Edgewood (file #60001).

Many adjacent property owners and community members will participate in any hearing regarding development of a stadium. While a recent Common Council Meeting allowed limited voice participation for citizens, a black screen and lack of ability to present figures and images are not the same access as an in-person hearing. How will the surrounding community have an equal playing field to the developer to present during a pandemic? Visual images, whether human faces or presentation of data, are important aspects of our testimony.

Further, the neighborhood associations are unable to host in-person meetings for the community at this time. We have no effective way to present what Edgewood is now proposing nor to coordinate our testimony. You may not know that we have always tried to be very respectful of city staff time and ensure that we are not repetitive in what we present. It is important for the community to know what is happening and how to prepare testimony to discuss a proposed stadium that would have such a negative impact on the surrounding community.

With gratitude,
Marie Trest
2310 Monroe St

From: Hank Kuehling <hankkuehling@gmail.com>

Sent: April 16, 2020 10:15 AM

To: Stouder, Heather <HStouder@cityofmadison.com>; Parks, Timothy <TParks@cityofmadison.com>; Tucker, Matthew <MTucker@cityofmadison.com>; Evers, Tag <district13@cityofmadison.com>; ajstanz2@madison.k12.wi.us; %20bacantrell@charter.net; erics@cows.org; jshagenow@yahoo.com; klanespencer@uwalumni.com; keetrasburn@gmail.com; ledell.zellers@gmail.com; Lemmer, Lindsay <district3@cityofmadison.com>; Rummel, Marsha <district6@cityofmadison.com>; hiwayman@chorus.net; Heck, Patrick <district2@cityofmadison.com>

Subject: Edgewood's Stadium Plans

Thanks much for taking the time to consider this comment on Edgewood College's stadium expansion plans. Considering your limited time in your service to the public, I'll try to be brief.

Considering that we live on Fox Avenue near Edgewood Avenue, about four blocks from the stadium, I have followed this story but not in great detail. I recognize that there are two sides to this story, the nuances of each I am not knowledgeable about.

Given this, my comment centers around the concept of a public resource/good. I hope that you will share my conclusion that Edgewood wants to use a public resource for its own purposes, taking it from the surrounding residential neighborhood that is almost as old as Edgewood College, both existing next to each other for a century or more. The people that would be most affected, area neighbors, would potentially have taken from them quite frequently the visual and auditory quiet that most residential neighborhoods of Madison commonly enjoy. This seems to be a public resource, shared by those in any neighborhood. An apt analogy is to the industries, municipalities, and other users of commonly-held natural resources, such as air, surface and groundwater prior to the 1970s. These users were taking these otherwise untainted resources for their own needs to get rid of their waste streams, at no cost to them but at tremendous cost to the environment and to other users of these resources, such as people needing clean air to breathe and clean water to drink. The federal government stepped in with the Clean Water Act and Clean Air Act in the early 1970s to force those polluting users to pay for that use through requirements to clean effluent, for example, before discharge.

This analogy breaks down at the point of clean-up before discharge in that Edgewood can't stop light "pollution" or sound "pollution" at its property boundaries. However, it can, or should be made to, limit the frequency of such events to the extent that all surrounding users of the resource of neighborhood quiet are not taken from them to an unreasonable extent. It seems that the City of Madison is an analogous position to Congress and the Environmental Protection Agency in the example above.

My request as a neighbor to Edgewood and to those more impacted by its plans is that you do what you can to limit as much as possible the impact of Edgewood's stadium plans on the surrounding area. Thank you for this consideration.

Hank Kuehling

Sent: Saturday, April 18, 2020 10:40:05 AM

To: Stouder, Heather

Subject: Vote no installing lights on the Edgewood High School field [file #60001]

To the Plan Commission,

The installation of lights on this campus field in such close proximity to homes and the Lake Wingra watershed is a mistake. Lights will allow the school to use the field continuously. Paired with the amplified sound that will accompany events, it introduces a health hazard and diminishes the intrinsic value of the community.

But let me add some notes here from Paul and Mari Jo Buhle, 2341 Keyes Ave. We are no more than **FOUR BLOCKS AWAY FROM THE STADIUM**. We took part in the process from the first event, at Edgewood, and found it really unbalanced and unfair. We have been at many events at Edgewood College (I lectured there twice) and they are good friends, good neighbors. The stadium is neither.

Paul and Mari Jo Buhle

Please vote no.

Thank you,

From: Thomas DuBois <thomas.a.dubois@gmail.com>

Sent: Saturday, April 18, 2020 10:25:09 AM

To: Stouder, Heather; All Alders; Evers, Tag; Wendy Vardaman

Subject: Vote no installing lights on the Edgewood High School field [file #60001]

Dear Alders and Members of the Plan Committee:

I write with deep concern regarding Edgewood High School's proposal to install lights on its playing field. My wife (Wendy Vardaman) and I (Thomas DuBois) have lived in our home at 2336 Monroe Street for some twenty years. Our home is just a couple of houses down from the corner of Monroe and Woodrow, and the EHS stadium field—once a living, green field, now a swath of garish, petroleum-filled outdoor carpeting—is plainly visible from our front yard and front living room and bedroom windows. In our view, EHS's plan to install lights over its field would gravely damage the quality of life in our neighborhood and home, increasing nighttime noise pollution, creating horrendous light pollution, and robbing the neighborhood of its more quiet, relaxed evening hours.

My wife and I raised three kids in our family home on Monroe Street. We raised our kids to believe that living in a green urban residential neighborhood ensures an excellent quality of life and makes a real contribution to environmental and economic sustainability for communities like Madison that want to make a difference in our resource-wasting American society. Walking or biking to work, shopping locally, and frequenting locally-run small restaurants and businesses helps create and maintain a community that does its part to respect the environment and that combats the loss of valuable rural and wild lands to human development. Raising kids on Monroe street is not all that easy: we were never really able to use or enjoy our front yard with the kids when they were little because of all the traffic, noise, and danger. But our back yard has always been a haven, where one can sit and relax outside, listen to the birds, read a book, paint a picture, or do some gardening. Regrettably, that has become harder and harder in the last several years, as EHS has ramped up its gaming activities. Now afternoons in the backyard are filled with the sounds of nasal sports announcers, raucous cheers, and the honking of horns. Letting EHS extend those activities into the evenings through granting them permission to install lights would rob my family and my neighbors of our quiet evening dinners in the backyard, our peaceful evenings, when one can hear the owls stirring, or see the bats come out for their evening activities, or just enjoy the end of a long day of work.

For cities to be sustainable, they need residents who live in and love their neighborhoods. Giving away the darkness and peace that the animals and human residents of our neighborhood cherish in order to facilitate drive-in commerce on the Edgewood campus just seems like a bad recipe. That's not what Madison is all about, and I hope the city's leadership says no to the EHS's unneighborly and unreasonable request.

Sincerely,
Thomas A. DuBois

From: SANDRA E WARD <sward@wisc.edu>

Sent: Saturday, April 18, 2020 3:49:42 PM

To: Stouder, Heather

Subject: Vote no installing lights on the Edgewood High School field [file #60001]

To the Plan Commission,

I am writing to oppose the installation of lights at the Edgewood playing field because of its close proximity to homes. Lights will allow the school to use the field continuously. Paired with the amplified sound that will accompany events, it introduces a health hazard and diminishes the intrinsic value of the community. The light and sound pollution will have very negative effects on neighbors.

Please vote no.

Thank you,

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: FW: Vote no installing lights on the Edgewood High School field [file #60001]
Date: Monday, April 20, 2020 10:56:49 AM

From: Laura O'Flanagan <lunasilversmith@gmail.com>
Sent: Monday, April 20, 2020 10:28 AM
To: Stouder, Heather <HStouder@cityofmadison.com>
Subject: Vote no installing lights on the Edgewood High School field [file #60001]

To the Plan Commission,

The installation of lights on this campus field in such close proximity to homes and the Lake Wingra watershed is a mistake. Lights will allow the school to use the field continuously. Paired with the amplified sound that will accompany events, it introduces a health hazard and diminishes the intrinsic value of the community.

Please vote no.
Thank you,

Laura O'Flanagan,
862 Woodrow St. - right across the street from Edgewood

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: FW: Edgewood HS Night Lighting
Date: Monday, April 20, 2020 10:55:54 AM

From: Patrick McDonnell <pmcdonnell@tds.net>
Sent: Monday, April 20, 2020 10:47 AM
To: Stouder, Heather <HStouder@cityofmadison.com>
Cc: All Alders <allalders@cityofmadison.com>
Subject: Edgewood HS Night Lighting

Dear Ms Stouder,

Please share these concerns with the members of the Plan Commission.

I am deeply concerned that the quality of life for Madison's neighborhoods is being undermined and that legitimate concerns of neighbors are being ignored. While the City could do little to stop the locating of F-35s at Truax and save hundreds, if not thousands, of neighbors from the coming degradation of their living spaces, the City can and should protect the Monroe Street neighborhoods from the degradation proposed by Edgewood High School's request for night lighting of their stadium.

Nearby neighbors are already experiencing disruptive noise during daylight hours, and their complaints are justified. The chief problem is the very close proximity of neighboring properties to the field. Even Edgewood's own professional sound study (Legistar file #53954, attachment 9) estimates that noise levels from games with as few as 150 spectators would exceed the City's noise ordinance limits. Unfortunately, the city's noise ordinance is not written in a way that applies to stadiums.

Allowing Edgewood to have night lights will extend that disruption into the evenings, and invite even larger crowds to nighttime events. This will increase harm to those closest to the stadium while extending noise to many more households in the neighborhood. This is not just about kids playing football several nights per semester. EHS will surely seek to monetize the night-time use of this facility by renting it out to other entities for as many nights per week per year as possible. The only way to prevent the incessant degradation of the neighborhood's livability is to deny the request for night lighting. Please do so.

Sincerely,
Patrick McDonnell
Madison, WI

From: Matt Stoner Fehsenfeld <dmatthewstoner@gmail.com>

Sent: Monday, April 20, 2020 5:20:59 PM

To: Stouder, Heather; All Alders

Cc: Evers, Tag; ajstatz2@madison.k12.wi.us; klandespenner@uwalumni.com; Rummel, Marsha; Heck, Patrick; hiwayman@chorus.net; jshagenow@yahoo.com; bacantrell@charter.net; erics@cows.org; keetrasburn@gmail.com; Lemmer, Lindsay; ledell.zellers@gmail.com

Subject: Please vote no to the installation of lights on the Edgewood High School field [file #60001]

To the Plan Commission and Madison alders,

I am a homeowner on Terry Place and my back yard faces Edgewood High School's field. We moved to Terry Place five years ago, in large part because it is such a quiet street. Our street and Woodrow are both dead ends that culminate in natural areas surrounding a no-wake lake, which itself is largely undeveloped along its banks. This is such a rare thing in a city and so when the house we live in came on the market, we jumped at the chance to live here because of the unique peace and quiet it provides.

Though we are technically a block away from Edgewood High School's field, from our back porch we can see players on the field when they are playing games or having practice. We can also hear all amplified and much of the non-amplified noise from the field. Most of the time, this is not a significant problem, as games with amplified sound are few and far between and only tend to happen on the weekends during the days when it is not very disruptive. For the most part, the field as it is meshes well with the neighborhood.

But, the addition of lights to the field, which would almost certainly shine into our back yard, would allow many more night games to be hosted at Edgewood's field. These games with their use of lights and amplified sound would significantly impact the use of our yard in a very negative way. We regularly eat dinner as a family with our two young children on our back porch and sit around a fire into the evening enjoying the quiet and watching the stars. We worry these activities would be lost with the addition of the proposed lights.

Also, I am concerned about Edgewood's commitment to following any restrictions on the lights' use that might be put in place during a compromise arrangement. They have shown, much to my surprise, over the past year or so, that they are more than willing to go ahead with scheduling and hosting games that violate their prior agreements with the City when they see fit. I wish it were not the case, but I do not trust Edgewood to follow their word in limiting games to a certain number based on their past actions. If such a deal were to be arranged, I think there would need to be a clear accountability and enforcement mechanism put in place to deter similar future actions by the school.

Lastly, I will say that Edgewood already has a mildly negative impact on our street in that they clearly do not have sufficient parking on campus for their teachers and students. When school is session, every parking spot on our street is taken by Edgewood traffic for the entire day. Several times we have been parked into our own driveway because the street is so packed with cars. This is not a major concern, but it does show that they are already spilling over into the neighborhood and I would propose they invest in adequate infrastructure to support their current levels of use

and traffic before putting money into expanding that traffic and expecting the neighborhood just to absorb it.

Thank you for your attention to this and, again, I would urge you to vote no.

Matt Stoner Fehsenfeld
815 Terry Place

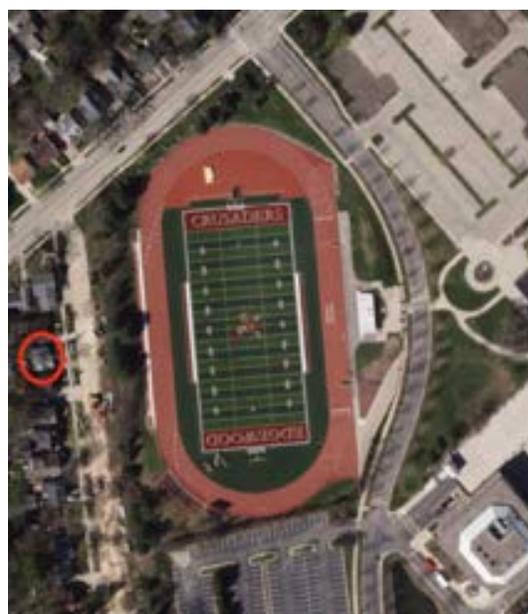
From: Sue Statz [<mailto:statz810@gmail.com>]
Sent: Monday, April 20, 2020 11:39 PM
To: ledell.zellers@gmail.com
Subject: EHS Conditional Use Permit Appln. (File# 60001)

Dear Mr. Zellers:

I sincerely apologize for the lengthy email but this matter affects me personally. For the reasons below, I greatly oppose Edgewood's request for lighting:

- My family has lived at 810 Woodrow Street for over 25 years and is where my husband and I have raised our two children. We are located in District 13, directly across from Edgewood's property.
- Our house, built in 1940, was well established before EHS decided to upgrade their practice field into a competitive sports facility.
- The current field does not fit gracefully in its surroundings. Rather, it dominates our neighborhood and greatly impacts all of us.

Per the **Imagine Madison Comprehensive Plan**: "SI uses...should be designed to fit gracefully within, rather than dominate their surroundings...campus development should be compatible with surrounding uses and their design characteristics, and mitigate potential impacts on adjacent areas."



The first photo shows the practice field when we moved into our house (circled in red). Not only is the current field larger but it dominates the entire area. The bleachers, located directly across from our house, can get so loud during a game that there is no escaping the noise. We cannot enjoy a meal, have a conversation or just relax without the sound of screaming fans and whistles blowing. It is well documented that during the spring and fall 2019 semesters, Edgewood hosted 77 games!

I am also a **proud Edgewood parent**. My son attended Edgewood from 3rd grade through high school. He earned his MBA from UW-Madison; is currently employed by an international company based in London, and lives in the Netherlands. I thank Edgewood for giving him the education and confidence to help him get where he is today.

Edgewood's sport's teams do not suffer. They have always played their competitive sports on fields outside the city limits, just like West High and East High. They could easily continue to do so.



The above photo was taken from my kitchen. As you can see, the grade of the field is much higher which puts us in direct shot of any and all noise coming from the field. There is also no question that we would be subjected to any lighting they install.

Per **Campus Institutional Code Ordinance** : "No application for a conditional use shall be granted by the Plan Commission unless it finds that the uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner."

As stated before, my home was already established before EHS upgraded their field and the noise level definitely impairs and diminishes the enjoyment on my property. Having lights would just extend the games and noise throughout the evening - as well as flood my property with light. Together, I would call that "substantially impaired."

Please deny their request for lights.

Respectfully,

Sue Statz

810 Woodrow St
Madison, WI 53711

(608) 358-8926 (cell)
statz810@gmail.com

From: Janet Laube <janetlaube@gmail.com>

Sent: Tuesday, April 21, 2020 3:33:21 PM

To: Stouder, Heather

Subject: Vote no installing lights on the Edgewood High School field [file #60001]

To the Plan Commission,

We are concerned that Edgewood is pushing forward on installation of tall pole lights for its sports facility. We have very little confidence that the school will not eventually be lighting their field multiple nights during sporting seasons through the years and disrupting the environment and the neighborhood.

Many people use the argument that families who live nearby knew they were moving next to a campus when they bought their homes. It has been surprising to walk through the high and college campus recently and see the vast number of buildings that have been built on the property in the the twenty six years since we moved to Jefferson Street. There were few buildings at that time. It is obvious that alumni donors have generously contributed to building of facilities for the high school and college. We fully expect that there will continue to be pressure from donors and users to expand campus development and usage. To accede to changes that negatively impact the surrounding neighborhoods sets the schools on a continuing course of antagonism and discord with the neighborhoods and the natural environment.

We respectfully request that the Plan Commission vote no on this request to expand the lighting of Edgewood's sports field.

Doug and Janet Laube
2025 Jefferson Street

608-217-9241

From: [Patricia Alea](#)
To: [Stouder, Heather](#)
Cc: TagEversdistrict13@cityofmadison.com; ajstatz2@madison.k12.wi.us; bacantrell@charter.net; erics@cows.org; jshagenow@yahoo.com; klanespencer@uwalumni.com; keetrasburn@gmail.com; ledell.zellers@gmail.com; [Lemmer, Lindsay](mailto:Lemmer_Lindsay); [Rummel, Marsha](mailto:Rummel_Marsha); hiwayman@chorus.net; [Heck, Patrick](mailto:Heck_Patrick); [Parks, Timothy](mailto:Parks_Timothy); [Tucker, Matthew](mailto:Tucker_Matthew)
Subject: Respectively requesting your attention to items related to Conditional Use Permit Application by Edgewood High School (File #60001)
Date: April 16, 2020 2:21:37 PM
Attachments: [DMNA Stadium Statement April 1st 2020.docx](#)

To Members of the Plan Commission:

I hope you are well and safe during this challenging time. Your continuing attention to the work of city government is heartening and I, among so many others, am grateful. It is my deepest hope that the city will continue to function well with critical recognition that adapting to new realities is also essential. I am writing to implore you and other city leaders to do everything in your power to prevent Edgewood's proposal for stadium lights from being considered during this critical Covid19 period of quarantine, seclusion, sheltering at home, awaiting testing, fearing exposure, caring for others, and enduring a first ever pandemic. I'm hoping you will find the ways to freeze-frame the #6001 proposal. It is not urgent at this time of other unprecedented urgencies .

I am a 38 year resident of the Dudgeon-Monroe community. I live 300 feet from Edgewood's playing field. I am a member of the No New Stadium Steering Committee and eldest in an extended family also living in our neighborhood. We are, as we all should be, focused on the well being of our family and on all those we can help within our community. No one has been able to credibly describe how we all will come out of this crisis but many are envisioning a kinder, more caring world. To be blunt, Edgewood's proposal with all that it implies, would be a nightmare at the end of the tunnel. We count on our city government to support understanding of and respect for those of us who have worked tirelessly to research and verify reasons for our opposition. The value of public input is stressed as core to your decisions. The importance of our input, not just opinions but research and data, is a promise we count on and find in the stated Missions of city departments, committees and commissions. Addressing the CU application at a time when we can participate fully is extremely important.

If you will, please take the few minutes to review the following .

1. Please read the statement recently released by the Dudgeon-Monroe Neighborhood Association (attached). Those of us in the grassroots, research-based NNS group have been extremely pleased by the strength of the DMNA position. It is clear, powerful and informative. And, the core message describing the mistrust of Edgewood's intentions is clear and verified and provides a strong argument for denying their current petition.

2. And, please take 4 minutes to watch the video linked below. The city of Clairemont, California provides a cautionary tale for all of us. We don't have to *imagine* what a stadium in a residential neighborhood would do to a community. It is *documented* in the video. Subsequent media in follow-up searches indicates an emerging trend to exploit school sports facilities by creating entertainment complexes that are far beyond "letting the kids play ball."

I believe Madison will, as we often have, go against the trend. But it is up to all of us to "Imagine Madison" in the best possible ways.

More than a year ago, I interviewed a resident in the Clairemont community who said their neighborhood now looks like "the town dump." I'm sure you can imagine what it would mean to our city to have our beautiful area - Lake Wingra, the parks, the ecology, trails, our homes - subject to a sports entertainment complex with unabated noise, lighting, crowds, traffic, and other disruptions, for unlimited events as proposed by Edgewood. Once done, it could never be undone.

Below is the link to - Clairemont CA video - Is Loma Linda Next (you may have to cut and paste into your search engine)

<https://www.youtube.com/watch?v=tVutvv5VKas>

Thank you all. We all need to continue to be safe and calm. We need your help and understanding.

Pat Alea
708 Leonard Street
53711

Dudgeon Monroe Neighborhood Association opposition to the addition of lights to the field at Edgewood High School – April 1st 2020

DMNA's recent relations with Edgewood

During the City Council meeting when the Edgewood Master Plan was repealed, the Mayor urged the two parties to come together and compromise. I think it's important to give some context on what DMNA has tried to do to compromise with Edgewood, and how that informs our opposition now.

For many years, discussions between Edgewood and neighbors have occurred through the long-standing Edgewood/Neighborhood Liaison Committee, which brings together all three Edgewood entities, Vilas Neighborhood Association, DMNA, and the District 13 Alder. Repeatedly in the past year or so, Edgewood has refused to talk about the athletic field during liaison committee meetings, or has said they have no updates regarding the field, only days before revealing a major update to the city. Recently, without explanation, Edgewood stopped inviting Alder Evers to liaison committee meetings.

Early in 2019, the two neighborhood associations and Edgewood decided to form a collaborative working group to facilitate dialogue about the athletic field, with the goal of finding a way forward that could best serve the interests of all parties. At the start, Edgewood refused DMNA's requests to include the alder. Halfway through the twelve-week timeframe, Edgewood abruptly withdrew after agreeing to ground rules stating precisely that neither party would walk away before we concluded. Edgewood claimed to be withdrawing in order to prepare a modified proposal for our associations' review, but Edgewood never followed up.

These actions occurred on the heels of an abrupt change regarding the athletic field. After years of referring to it as a "practice field" in liaison meetings, in the Campus Master Plan, and in the press, shortly after the resurfacing of the field Edgewood vastly increased use of the field not only for practice, but also for competition. Prior to resurfacing of the field, fewer than 10 games per year were played on a field that was primarily used for practice. During the Spring and Fall 2019 semesters alone, without lights, Edgewood hosted 77 games. To date, Edgewood has yet to acknowledge that their use of the field has any adverse impacts on neighbors, despite numerous and increasing complaints to the school and the past three alders.

Edgewood High School has repeatedly stated that they have been a good neighbor, or were continuing to work with neighbors, or have sought compromise. From our perspective, Edgewood's assertions are not only false but deliberately so. Edgewood has been attempting to steamroll neighbors and has used the institution's resources and influence to bolster their false narrative in ways that adjacent neighbors or a neighborhood association could not hope to match. Edgewood has tried to convince everyone that the school is somehow a victim of neighbors' intransigence, when in reality the school has only engaged us briefly since the field surface was upgraded, and then unilaterally withdrew from that engagement.

Noise, and why it leads us to oppose lights

Nearby neighbors are already experiencing disruptive noise during daylight hours, and their complaints are justified. The chief problem is the very close proximity of neighboring properties to the field. *Even Edgewood's own professional sound study* (Legistar file #53954, attachment 9) *estimates that noise levels from games with as few as 150 spectators would exceed the City's noise ordinance limits.* Unfortunately, the city's noise ordinance is not written in a way that applies to stadiums. This is why Edgewood has been able to claim that noise levels will comply

with City regulations. But that oversight in the noise ordinance does nothing to mitigate the decibel levels that seriously impact the use, value, and enjoyment of adjacent properties. Allowing Edgewood to have lights will extend that disruption into the evening, and invite even larger crowds to nighttime events. This will increase harm to those closest to the stadium while extending noise to many more households in our neighborhood.

No protections if lights are granted

We have also talked to the City of Madison about what enforcement mechanisms are in place if we agree to certain limitations with Edgewood, and then Edgewood does not comply. In addition to no protections offered by the noise ordinance, the City also has told neighbors that no matter how loud or frequent usage gets, it is unlikely any action will be taken under the City's disturbing the peace ordinance, because responding police officers will consider all noise related to a sporting event reasonable for an athletic field. Beyond noise, City staff have indicated that they have no enforcement mechanism to stop Edgewood from playing more games than agreed upon, or when games are played, or to restrict use of the field to only Edgewood or other specific organizations, or to restrict the rental of the field to others. We have every reason to believe that Edgewood wishes to maximize use of its property.

We believe that neighboring property owners have every right to use their property as well. Last year, the City did not penalize or restrict Edgewood from playing games despite a zoning violation, even after the Zoning Board of Appeals affirmed the City's zoning interpretation. It appears that denying Edgewood lights is the only reasonable way to ensure that neighbors' ability to use and enjoy their homes will not be further diminished by use of the field.

DMNA has found itself in a position where the negotiating partner does not follow their own rules, and the City has no way to enforce the rules. In this case, we can only reiterate that adding lights to Edgewood's field would damage the livability of the homes near the field, by extending the hours of use, inviting even larger crowds, and increasing the disruptiveness of competitive games.

A troubling policy precedent

Edgewood has threatened to re-establish their lawsuit against the City if they don't get their way tonight. We are also concerned with the precedent that this sets. Recently, several large organizations – whether Taco Bell Cantina, Amazon, Silk Exotic or Edgewood – have determined that threatening the City with legal action is the best way to get what they want, regardless of what the City or local neighborhood thinks. The City has said repeatedly that it values neighborhood input and prioritizes the livability of neighborhoods, but when an organization with deep pockets can extend its lawsuit indefinitely, that seems to take priority. We hope that other entities don't realize that a lawsuit is an easier way of getting what they want than a real discussion and a democratic vote.

For these reasons, we strongly urge the Plan Commission to deny this permit.

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: Fw: Vote no installing lights on the Edgewood High School field [file #60001]
Date: Tuesday, April 21, 2020 4:44:18 PM

From: Lynn Keller <rlkeller@wisc.edu>
Sent: Tuesday, April 21, 2020 4:39:38 PM
To: Stouder, Heather
Cc: ajstatz2@madison.k12.wi.us; bacantrell@charter.net; Eric Sundquist; jshagenow@yahoo.com; klanespencer@uwalumni.com; keetrasburn@gmail.com; ledell.zellers@gmail.com; Lemmer, Lindsay; Rummel, Marsha; hiwayman@chorus.net; Heck, Patrick; All Alders
Subject: Vote no installing lights on the Edgewood High School field [file #60001]

Dear Heather Stouder and members of Madison's Plan Commission:

I write as a long-term resident of the Vilas neighborhood to register in the strongest possible terms my opposition to Edgewood High School's request for eighty-foot tall lights so that they may play and host night games. Please vote no.

My home lies in the 2000 block of Jefferson Street, only a few blocks from the Edgewood campus. This is a tremendously desirable, gracious neighborhood of older homes. It is so desirable because while in the heart of Madison--close to the UW campus, to excellent public schools, and to the Monroe Street shopping area--it maintains a quality of almost rural peacefulness. Edgewood's plans threaten to destroy what makes this neighborhood, currently one of Madison's jewels, so special. The Monroe Street shopping area, one of just a handful of streets in Madison that maintains its vitality as a tasteful commercial area, will, if Edgewood gets what it wants, lose its particular charm.

My home is both the center of my life's pleasures and my nest egg. The quality of life here is threatened by Edgewood High School's proposal to have a stadium or stadium-like features such as tall lights. The night games these lights would enable would add significant noise and traffic as well as light pollution, all of which would ruin evenings currently enjoyed in the neighborhood's yards, gardens, and patios. Our lives are already disrupted by the increasing number of games played at Edgewood in recent years, but the proposed developments would bring in significantly more traffic in addition to producing nighttime noise and glare. That glare would disrupt the migration patterns of the many birds that use the area around the Arboretum and Lake Wingra, as well as the lives of the humans like myself living nearby. If Edgewood's development plan goes forward, assessed values of homes like mine are likely to plummet, affecting Madison's tax base.

It makes no sense to develop a new stadium or stadium-features like these tall lights in a densely populated urban area. Such developments only increase traffic congestion, crowd local parking, and negatively impact residents' quality of life. Appropriately, West High School, where my own children were educated, has no stadium or 80' lights on their campus—and West High serves many more children from the neighborhood than Edgewood High School does.

I understand that both Madison's master plan and the Monroe Street commercial plan specify

that the impact on neighborhood viability must be taken into account when considering a development request such as this one. There is no question but that the vitality of this special neighborhood will be compromised if Edgewood is allowed to go forward.

Edgewood has powerful lawyers and is spending lots of money to get this through. I beg you to listen instead to the people who live in the surrounding Vilas and Dudgeon-Monroe neighborhoods and who, in resisting Edgewood High School's development proposals, are speaking out for the good of this area and of the city as a whole. The neighborhoods surrounding Edgewood have resisted lights and stadium plans for decades, but Edgewood now is ignoring us. I ask you please to listen to our voices and grant to our well-being the importance it deserves. Please vote no.

Thank you for your attention.

Sincerely,
Lynn Keller (2005 Jefferson Street)

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: FW: Please oppose lights on the Edgewood High School field
Date: Wednesday, April 22, 2020 10:23:39 AM

From: Jessica Weeks <jessica.weeks@gmail.com>
Sent: Wednesday, April 22, 2020 10:23 AM
To: Stouder, Heather <HStouder@cityofmadison.com>; All Alders <allalders@cityofmadison.com>; Mayor <Mayor@cityofmadison.com>; Evers, Tag <district13@cityofmadison.com>; ajstatz2@madison.k12.wi.us
Subject: Please oppose lights on the Edgewood High School field

To whom it may concern:

I live at 2234 West Lawn Avenue with my four children (ages 2, 7, 13, and 15), about a block away from the Edgewood campus.

I am extremely concerned about Edgewood's request to install lights on its field. If Edgewood installs lights, it will use the field all of the time with amplified sound much of the time. The field is simply too close to homes and Lake Wingra for this kind of disruption.

For me personally, the idea of trying to put my 2 year old and 7 year old to bed during evening games with lights and sound is beyond stressful. I have no problem with a reasonable number of events taking place during the day but the evening is a time for rest and quiet. Even just lights for practices, without sound, seems totally inappropriate due to the light pollution and the proximity of homes and Lake Wingra. This is a residential neighborhood and for this reason other neighborhood schools like West High don't have the facilities Edgewood wants to build.

If Edgewood's proposal were just for a 5-6 home football games, as many appear to think it is, and Edgewood could be trusted to stick to that commitment, that might be a different matter. Our family could certainly accept rare special events like that. But Edgewood's intended use is much, much more far-reaching and would have much deeper consequences for local families. It is therefore totally inappropriate for the community. Moreover, the disingenuous way that Edgewood has conducted itself during this process - now even pushing this matter during a global pandemic when many local residents are too stressed to fight back - indicates that Edgewood cannot be trusted to stick to any promises.

In short, Edgewood is seizing a public good (darkness and quiet) and destroying it for its own private use and financial gain. Please: I am begging you to stop them from doing this. I hope that you will put an end to this inappropriate request and vote no.

Thank you,
Jessica Weeks
2234 West Lawn Avenue

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: FW: Oppose proposed Edgewood stadium
Date: Wednesday, April 22, 2020 12:21:31 PM

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

From: Ellen Taylor-Powell <etp2023@gmail.com>
Sent: Wednesday, April 22, 2020 12:21 PM
To: Stouder, Heather <HStouder@cityofmadison.com>
Subject: Oppose proposed Edgewood stadium

Hello,

Please pass my message to all those concerned. We live on Terry PL, one block back from the Edgewood field. We purchased here several years ago because of the location - access to Lake Wingra, parks and its unique natural environment. Never did we expect that the existing playing field on the Edgewood Campus might become a 'stadium' with lights, sound system and increasing number of competitions and uses.

A 'playing field' is one thing; but a stadium, as proposed by Edgewood is quite another. Our daughter played soccer for 4 years at West High, gained a Division 1 scholarship and did so without a 'home field'. Why does Edgewood expect different treatment?

The Monroe St corridor is already under development stress with increased housing, traffic and infill. Why would the city think an 'unnecessary' addition on a main city artery makes sense? If, stadium access is really the issue, then the city needs to consider alternative locations, without infringing on existing residential neighborhoods.

Madison proudly boasts the value of its neighborhoods and the inclusion of public input. Why aren't the neighborhood voices respected? (i.e., survey showing #s opposed; all adjoining neighborhood councils and organizations opposed)

Please settle this once and for all...oppose the current proposal and encourage Edgewood to find an alternative plan.

Thank you,
Ellen Taylor-Powell
881 Terry Pl.

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: FW: Vote no installing lights on the Edgewood High School field [file #60001]
Date: Thursday, April 23, 2020 8:10:56 AM

From: Judy Sidran <judysidran@gmail.com>
Sent: Thursday, April 23, 2020 7:36 AM
To: Stouder, Heather <HStouder@cityofmadison.com>; Mayor <Mayor@cityofmadison.com>; Evers, Tag <district13@cityofmadison.com>
Subject: Vote no installing lights on the Edgewood High School field [file #60001]

To the Plan Commission,

Hi,
This proposal is not transparent and specific enough to move forward.
I am not opposed to a compromise.

Please vote NO on this particular proposal.

Thank you,
Judy Sidran
1922 Jefferson St.

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: FW: Doesn't help Madison. Please vote no installing lights on the Edgewood High School field [file #60001]
Date: Thursday, April 23, 2020 12:50:43 PM

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

From: Peter Daly <peterdaly@charter.net>
Sent: Thursday, April 23, 2020 12:50 PM
To: Stouder, Heather <HStouder@cityofmadison.com>
Cc: Nancy Daly <nmdaly@charter.net>
Subject: Doesn't help Madison. Please vote no installing lights on the Edgewood High School field [file #60001]

To the Plan Commission,

Lights on this field is simply a bad idea and damages neighbor relations with Edgewood as a whole while decreasing the value of all of our nearby homes. We cannot allow value declines to contribute to the pressure of student rentals in our neighborhood. Please do your part to support owner occupied housing and quality of life in Madison. You will not be able to reverse it's decline after a yes vote. Lights can come down but return to existing neighborhood qualities can not be done. Please look at other areas of large landlord owned student housing in nearby areas. We have tried to reverse this degradation in the Greenbush area with very limited success. Let's not support this direction in our fragile near campus neighborhoods by unnecessary developments.

Peter and Nancy Daly
1112 Lincoln St.
Madison, WI 53711
608-251-6531

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: Fw: Vote on Edgewood [file #60001]
Date: Saturday, April 25, 2020 6:13:44 PM

From: Karen Tolle <kltolle@gmail.com>
Sent: Saturday, April 25, 2020 7:57:51 AM
To: Stouder, Heather; ajstatz2@madison.k12.wi.us; bacantrell@charter.net; Rummel, Marsha; ledell.zellers@gmail.com
Subject: Vote on Edgewood [file #60001]

Hello Ms. Stouder,

Although in general I appreciate and support Edgewood College and high School as my neighbor, I oppose the installation of lights and more amplified sound on the Edgewood field. I live on Madison Street, between Lincoln and Van Buren. It is hard for me to trust Edgewood's promises to responsibly manage future use, because they have broken so many reassurances before. I expect the night use to mushroom in pretty short order, if it is indeed true that there is some desire for more night use at all available playing fields.

A public school earns more privileges in how it operates because the community elects the school board governing all operations. Edgewood has no such community-elected control. The only input I am permitted is through you. To us, private schools do not get the same privileges, because there is no similar oversight based in the local community.

Please vote no.

Thank you,
Karen and John Tolle
2005 Madison Street
Madison WI 53711

From: Jane Albert <jalbert4410@gmail.com>

Sent: Saturday, April 25, 2020 4:02 PM

To: mayor@cityofmadison.com; Tag Evers <tagevers@gmail.com>

Subject: Edgewood

I live on West Lawn Ave. about 1 1/2 blocks from the entrance to Edgewood. I have been on the DMNA Council for many years and have always been impressed that we could discuss situations with Edgewood and come to a compromise. This, however, is too much. If they want night games they need to share with another facility just like the other two urban high schools do. Do not destroy our environment and peaceful neighborhood!!!

Jane Albert

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: FW: Opposition to the Conditional Use Permit Application by Edgewood High School from a Vilas resident
Date: Monday, April 27, 2020 6:54:43 AM

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

From: Ann Rivlin <amfrivlin@gmail.com>
Sent: Sunday, April 26, 2020 8:57 PM
To: Stouder, Heather <HStouder@cityofmadison.com>
Cc: Evers, Tag <district13@cityofmadison.com>; ajstatz2@madison.k12.wi.us; bacantrell@charter.net; erics@cows.org; jshagenow@yahoo.com; klanespencer@uwalumni.com; keetrasburn@gmail.com; ledell.zellers@gmail.com; Lemmer, Lindsay <district3@cityofmadison.com>; Rummel, Marsha <district6@cityofmadison.com>; hiwayman@chorus.net; Heck, Patrick <district2@cityofmadison.com>
Subject: Opposition to the Conditional Use Permit Application by Edgewood High School from a Vilas resident

Dear Director Stouder, Members of the Planning Commission, Mayor Rhodes-Conway, and Alder Evers,

I am a resident of the Vilas neighborhood, and I am writing to ask you to oppose the conditional use permit application by Edgewood High School. I will make three points in this letter: (1) the lights will substantially diminish the enjoyment of other property in the area; (2) this stadium is unique compared to the locations of other high school stadiums in Madison; and (3) Edgewood's actions regarding the stadium demonstrate its administration cannot be trusted to comply with rules or respond to complaints, and the city will not take actions to enforce its rules.

First, I live on Garfield Street, and I frequently enjoy Vilas Park and the Park and Pleasure Drive. I hope that my home is far enough away from Edgewood to not be directly affected by the lights in my home (though, based on the experiences of neighbors of stadiums with similar lights in other parts of the country, sky glow may be a problem), but the park and the Park and Pleasure Drive absolutely will be. Having lights installed in Edgewood's stadium will substantially reduce the enjoyment of at least parts of Vilas Park and the Park and Pleasure Drive as it will be affected by lighting and noise from night games. In addition, I believe that allowing Edgewood to install lights at their stadium will be excessively disruptive to the community around Edgewood and significantly and negatively affect the quality of life of my neighbors—particularly those whose properties are across the street from the stadium and in the neighboring blocks.

Second, I have explored the neighborhoods that surround existing high school stadiums that have lights in Madison—those by Memorial High School and by LaFollette High School. Neither of these neighborhoods resemble that of Vilas or Dungeon Monroe. Memorial has very few residences near the stadium—most of the stadium is surrounded by Memorial, a middle school, and a multi-lane road. The LaFollette stadium is surrounded by both the school and a golf course. These stadiums are located at a greater distance from residences; the layout of the stadiums at these high schools that have lighted stadiums do not resemble the layout at Edgewood. Edgewood is uniquely located close to residences.

Third, Edgewood has, since at least 2015, been deceptive about its intentions regarding the stadium. At the time of the refurbishment of the field, Edgewood president Mike Elliot stated in a newspaper article that there would not be lights or sound at the field. However, the refurbishment of the field included laying the wiring for lights and sound installation. Edgewood also declared that it had to play home games at its field because Middleton had ended the contract that allowed Edgewood to play on Middleton's fields. This was not accurate; Edgewood was the party that ended the contract. These dishonest statements turned into actions by Edgewood that violate city ordinances—playing over 70 games last season despite city officials informing Edgewood that it was in violation of its zoning. It is clear from this history, that Edgewood has little regard for honesty or complying with city rules when it comes to the stadium. Compounding this troubling history, is the City of Madison's unwillingness or inability to stop Edgewood from violating its prior zoning requirements. If there are complaints about the lights or noise from night

games, its prior behavior leads me to believe that Edgewood will not care. Further, and even more troubling, the City of Madison will be unable or unwilling to act to protect its residents. This would be a frankly horrible precedent for Madison.

I appreciate your attention to my letter, and I again urge you to reject the conditional use permit application by Edgewood High School.

Respectfully,

Ann Rivlin
Garfield Street

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: FW: Vote no to installing lights on Edgewood HS field [file #60001]
Date: Monday, April 27, 2020 6:16:56 PM
Attachments: [Community letter to Plan Commission 10-31-2018.docx](#)

From: Catherine Jagoe <cajagoe@gmail.com>
Sent: Monday, April 27, 2020 6:13 PM
To: Stouder, Heather <HStouder@cityofmadison.com>
Cc: All Alders <allalders@cityofmadison.com>; Mayor <Mayor@cityofmadison.com>
Subject: Vote no to installing lights on Edgewood HS field [file #60001]

Re Legistar file # 60001

To the Plan Commission:

Attached is a letter to the Plan Commission dated October 31, 2018 and signed by 174 residents, opposing Edgewood's request at the time to amend its Master Plan to allow for 80ft high pole-mounted night lighting and amplified sound on its athletic field. As one of the signatories, I submit this to you in opposition to Edgewood's latest request for conditional use approval to install lights on its athletic field. This letter reinforces that our neighborhood's opposition to Edgewood's pursuit of an ever-expanding number of games—including night events with lights and amplified sound—has been strong, well-reasoned, consistent and shared by a broad number of residents.

Our 2018 letter remains relevant to Edgewood's current Conditional Use Permit application. While the Master Plan amendment process and the conditional use process have some differences, there are fundamental similarities. Each process requires the Plan Commission to consider whether the proposed use is consistent with the City's Comprehensive Plan and any adopted neighborhood plans. Each process requires consideration of negative impacts on surrounding neighborhoods. Each process is informed by the understanding that property development should not come at the expense of livable urban residential communities.

Use of the field has expanded enormously since 2015. Day games, practices, and tournaments on the athletic field in 2017 and 2018 interfered with residents' use of adjacent properties, due to nuisance noise levels that are well-documented, even at the current maximum seating of 450. Edgewood's bald assertion that "the Field Lighting will not create additional noise" conveniently ignores the fact that night lighting will mean field noise will continue long into the night hours, *when currently (and historically) there is and has been no noise from the field after dark.*

Light pollution and noise pollution from the athletic field go hand in hand. Both interfere with the adjacent community's livability, as well as the surrounding nocturnal ecosystem. Installing lights on Edgewood athletic field will permanently change this neighborhood for the worse. I urge you to protect citizens from this harmful development and vote no on the Conditional Use Permit. Such a major modification should not be approved because, under sec. 28.183(6)(a)3., MGO, the "uses, values and enjoyment of other property in the neighborhood for

purposes already established” *will* “be substantially impaired or diminished” in a very foreseeable manner.

Sincerely,

Catherine Jagoe
2318 West Lawn Ave
Madison, WI 53711

CC: Mayor Satya Rhodes-Conway, all City of Madison Alders

From: No New Stadium

To:
Ken Opin, Chair
Plan Commission
City of Madison

cc:
Heather Stouder, Director
City of Madison Planning Division

October 31, 2018

Dear Chairman Opin:

We are a grassroots group of concerned citizens that formed after the public meeting held at Edgewood High School on October 17, 2018. We strongly oppose Edgewood's recently unveiled plan to turn its new athletic field into a stadium with 1,200 seats, 80-foot high-mount night lighting and an amplified sound system. We respectfully request that you circulate this letter to the members of the Plan Commission prior to the November 5, 2018 meeting.

Under the existing Campus Master Plan, approved in 2015, Edgewood built a \$1.5 million outdoor athletic field. At that time, the neighborhood was led to believe the field would be used for practices only, and would not include lights or a sound system. Edgewood High School president Mike Elliott declared in the Wisconsin State Journal (6/15/2015), that neighborhood associations have been "opposed to us having lights or playing games here. We're ... building this to be able to give our athletes the practice facilities that provide the best surfaces possible." Three years later, Edgewood has changed course and now plans to add a stadium to the practice field. They propose to host night events for football, soccer, lacrosse, track and field, and numerous other unlit sporting events during the day and early evening that would use amplified sound. This is a significant change in use of a significant part of their campus, which will have a significant impact on the neighborhood.

A Dudgeon Monroe Neighborhood Association survey in April 2017 showed two-thirds of respondents were opposed. Recently, David Hoffert, president of DMNA, stated that since the

2017 survey, “the rough breakdown of two-thirds opposed and one-third in support has [not] significantly changed” (Capital Times, 10/16/18).

Edgewood claims that neighbors would be largely unaffected because it has a technological fix for the livability problems of bright lights and noise pollution. We believe these claims are unproven. For example, data gathered by Ethan Brodsky, a Dudgeon-Monroe resident who has a PhD in Electrical & Computer Engineering, at a Waunakee High School football game, call into question the low decibel figures and mitigated light-spill claimed by Edgewood’s vendor. However good the technology, if this stadium is built, there will be additional noise, light and traffic, and increased use over time.

The Campus Institutional Zoning District ordinance Statement of Purpose (sec. 28.097 (1)(c), MGO), says that Campus Master Plans should “balance the ability of major institutions to change ... with the need to protect the livability and vitality of adjacent neighborhoods.” There are two criteria listed in the CI Zoning Standards for Master Plan Approval by the Common Council (sec. 29.097 (6)(a) & (b), MGO). The first is that “the Plan shall serve the public interest as well as the interest of the institution developing the plan.” The public interest in reasonable peace and quiet currently cherished by nearby residents would not be served by a continuous series of events punctuated by a play-by-play announcer, pep bands, and crowd noise. This would profoundly change the neighborhood’s essential fabric as a quiet, friendly residential community. The impact to the adjacent neighborhoods will be decidedly negative, with spillover effects on recreational use of Lake Wingra, traffic issues on Monroe Street and neighboring streets, and a tragic breach in relations between Edgewood and its neighbors.

The second CI zoning criterion is “the Plan shall be consistent with the goals of the Comprehensive Plan and adopted neighborhood, corridor or special area plans adjacent to campus boundaries.” The Edgewood proposal is inconsistent with the Monroe Street Commercial District Plan, adopted by the City on March 3, 2007. One of the stated Commercial District Plan goals is “to preserve and enhance the residential character of the neighborhood around the commercial districts” (p.9). With respect to Edgewood specifically, the Plan states that “Edgewood . . . is an important presence on Monroe Street. . . . [It] will be critical for any

future plan to carefully coordinate with surrounding neighborhood and land uses to avoid any negative impacts” (p.43).

Moreover, to the extent that a Conditional Use Permit may be required, such a major amendment could not be approved under sec. 28.183(6)(a)3., MGO, because the “uses, values and enjoyment of other property in the neighborhood for purposes already established” will “be substantially impaired or diminished” in a very foreseeable manner. Even if not directly applicable, this standard provides helpful guidance as to what is in the public interest as related to substantial alterations of a CI zoning district Master Plan.

When Edgewood’s request to amend its Campus Master Plan in order to build this stadium comes before the Plan Commission, we will be asking the commission to hold Edgewood to current standards (both those we have referenced and others), reject the request, and protect the adjacent residential neighborhoods.

As stated in the city’s Comprehensive Plan, “Neighborhoods are the basic building block of the city” (p. 46). We have provided this early communication to let you know how strongly we feel about this, and how committed we are to protecting the quality of life of our community.

Sincerely,

Signed:

1. Catherine Jagoe, 2318 West Lawn Ave, Madison, WI 53711
2. Edwin Sibert, 2318 West Lawn Ave, Madison, WI 53711
3. Barbara Erlenborn, 2316 West Lawn Ave, Madison, WI 53711
4. James Erlenborn, 2316 West Lawn Ave, Madison, WI 53711
5. Rachel Lander, 2010 West Lawn Ave, Madison, WI 53711
6. Gail Martinelli, 2317 West Lawn Ave, Madison, WI 53711
7. Scott Spoolman, 2317 West Lawn Ave, Madison, WI 53711
8. Alida Evans, 2313 West Lawn Ave, Madison, WI 53711
9. Joseph Newman, 2313 West Lawn Ave, Madison, WI 53711

10. Karen Redfield, 2322 West Lawn Ave, Madison, WI 53711
11. Asifa Quraishi-Landes, 2322 West Lawn Ave, Madison, WI 53711
12. Matthew Quraishi-Landes, 2322 West Lawn Ave, Madison, WI 53711
13. Sandy Stark, 2720 Gregory St, Madison, WI 53711
14. Robert Fischer, 702 Leonard St, Madison, WI 53711
15. Susanna Fischer, 702 Leonard St, Madison, WI 53711
16. Lynn Bjorkman, 1910 West Lawn Ave, Madison, WI 53711
17. Arne Alanen, 1910 West Lawn Ave, Madison, WI 53711
18. Tracy Lewis, 706 Leonard St, Madison, WI 53711
19. Susan Nicol, 1901 Commonwealth Ave, Madison, WI 53726
20. John Nicol, 1901 Commonwealth Ave, Madison, WI 53726
21. Kathleen Vogel, 638 Sheldon St, Madison, WI 53711
22. Tamara Bryan, 2254 Keyes Ave, Madison, WI 53711
23. John Chosy, 2254 Keyes Ave, Madison, WI 53711
24. Dan Julie, 2257 Keyes Ave, Madison, WI 53711
25. Colleen Howes, 2257 Keyes Ave, Madison, WI 53711
26. Lyle Laufenburg, 2262 Keyes Ave, Madison, WI 53711
27. Linda Laufenberg, 2262 Keyes Ave, Madison, WI 53711
28. Steve Sadoff, 2256 Keyes Ave, Madison, WI 53711
29. Lisa Burdulis, 2256 Keyes Ave, Madison, WI 53711
30. Melissa Vaughan, 2245 Keyes Ave, Madison, WI 53711
31. Lissa Koop, 2236 Keyes Ave, Madison, WI 53711
32. Dianne Jenkins, 2125 West Lawn Ave, Madison, WI 53711
33. Denis Collins, 2125 West Lawn Ave, Madison, WI 53711
34. Linda McQuillen, 2107 West Lawn Ave, Madison, WI 53711
35. Jane Albert, 2144 West Lawn Ave, Madison, WI 53711
36. Carolyn Hogg, 2145 West Lawn Ave, Madison, WI 53711
37. David Abbott, 2309 West Lawn Ave, Madison, WI 53711
38. Angela Abbott, 2309 West Lawn Ave, Madison, WI 53711
39. Jenny Saffran, 1912 West Lawn Ave, Madison, WI 53711
40. Seth Pollak, 1912 West Lawn Ave, Madison, WI 53711

41. Allison Malacek, 2320 West Lawn Ave, Madison, WI 53711
42. Adam Malacek, 2320 West Lawn Ave, Madison, WI 53711
43. Shawn Schey, 878 Woodrow St, Madison, WI 53711
44. James Schey, 878 Woodrow St, Madison, WI 53711
45. Rebecca Upham, 2259 West Lawn Ave, Madison, WI 53711
46. Lynn Keller, 2005 Jefferson St, Madison, WI 53711
47. Bruce Collick, 708 Leonard St, Madison, WI 53711
48. Patricia Alea, 708 Leonard St, Madison, WI 53711
49. Elliott Veith, 708 Leonard St, Madison, WI 53711
50. Joan Nugent, 1521 Vilas Ave, Madison, WI 53711
51. Dan Anderson, 1521 Vilas Ave, Madison, WI 53711
52. Amanda Veith, 2241 Hollister Ave, Madison WI 53726
53. George Savage, 2443 Commonwealth Ave, Madison, WI 53711
54. Donna Silver, 2443 Commonwealth Ave, Madison, WI 53711
55. Catherine J. Gloeckler, 2317 Keyes Ave, Madison, WI 53711
56. Shirley M. Dumas, 2317 Keyes Ave, Madison, WI 53711
57. Dustie L Held, 2301 Keyes Ave, Madison, WI 53711
58. Jeff S. Held, 2301 Keyes Ave, Madison, WI 53711
59. Steve Klaven, 2339 Keyes Ave, Madison, WI 53711
60. Merija Eisen, 2339 Keyes Ave, Madison, WI 53711
61. Tag Evers, 2329 Keyes Ave, Madison, WI 53711
62. Paul Buhle, 2341 Keyes Ave, Madison, WI 53711
63. Mari Jo Buhle, 2341 Keyes Ave, Madison, WI 53711
64. Jackie Domini Rose, 2372 West Lawn Ave, Madison, WI 53711
65. Jamie Domini, 2372 West Lawn Ave, Madison, WI 53711
66. Sally Jerney, 2372 West Lawn Ave, Madison, WI 53711
67. Menzie Chinn, 2325 Keyes Ave, Madison, WI 53711
68. Laura Schwendinger, 2325 Keyes Ave, Madison, WI 53711
69. Jeff Vanderwood, 2352 Commonwealth Ave, Madison, WI 53711
70. Sheila Vanderwood, 2352 Commonwealth Ave, Madison, WI 53711

71. Ben Yahr, 2332 Fitchburg Rd, Fitchburg, WI 53593 (Chairman of the Board of Directors, Friends of Lake Wingra)
72. Marie Trest, 2310 Monroe St, Madison WI 53711
73. Dennis Trest, 2310 Monroe St, Madison WI 53711
74. Alta A. Johnson, 2264 Monroe St, Madison WI 53711
75. Timothy D. Johnson, 2264 Monroe St, Madison WI 53711
76. Pam Cramer, 2318 Monroe St, Madison WI 53711
77. Ron Cramer, 2318 Monroe St, Madison WI 53711
78. Jacob Notbohm, 2314 Monroe St, Madison WI 53711
79. Nicole Broekema, 2314 Monroe St, Madison WI 53711
80. Mary Lou Nord, 2332 Monroe St, Madison WI 53711
81. Jessica Weeks, 2234 West Lawn Ave, Madison WI 53711
82. John Wolf, 1921 Madison St, Madison WI
83. Susan Wolf, 1921 Madison St, Madison WI
84. Lyschel Bersch, 413 Grand Ave, Madison WI 53705
85. Gretchen Twietmeyer, 2260 West Lawn Ave, Madison WI 53711
86. Jim Wear, 2254 West Lawn Ave, Madison WI 53711
87. Ziva Wear, 2254 West Lawn Ave, Madison WI 53711
88. Mary Erdman, 638 Sheldon St, Madison WI 53711
89. Donna Wilson, 638 Sheldon St, Madison WI 53711
90. Scott Wilson, 613 Sheldon St, Madison WI 53711
91. Jeff Mandell, 2148 West Lawn Ave, Madison WI 53711
92. Sara Rostolder Mandell, 2148 West Lawn Ave, Madison WI 53711
93. James Rosebery, 2220 West Lawn Ave, Madison WI 53711
94. Susan O'Leary, 2220 West Lawn Ave, Madison WI 53711
95. Patricia Wafer, 734 Western Ave, Madison WI 53711
96. James Lake, 738 Western Ave, Madison WI 53711
97. Ruth Robarts, 3726 Gregory St, Madison, WI 53711
98. Fred Schrank, 2313 Keyes Ave, Madison, WI 53711
99. Ritesh Rihani, 2242 West Lawn Ave, Madison, WI 53711
100. Mary Rihani, 2242 West Lawn, Madison, WI 53711

101. Brad Boyce, 938 Woodrow St, Madison, WI 53711
102. Claire Boyce, 938 Woodrow St., Madison, WI 53711
103. Dave Leeper, 866 Terry Place, Madison, WI 53711
104. Debi Leeper, 866 Terry Place, Madison, WI 53711
105. John Hauser, 865 Terry Place, Madison, WI 53711
106. Jennifer Kushner, 865 Terry Place, Madison, WI 53711
107. Dennis Kienbaum, 858 Terry Place, Madison, WI 53711
108. Beth Kienbaum, 858 Terry Place, Madison, WI 53711
109. Mary Jones, 4846 Terry Place, Madison, WI 53711
110. Bill Barker, 830 Terry Place, Madison, WI 53711
111. Susan Paskewitz, 830 Terry Place, Madison, WI 53711
112. Tricia Smith, 850 Terry Place, Madison, WI 53711
113. Mike Smith, 850 Terry Place, Madison, WI 53711
114. Karl Knauf, 833 Terry Place, Madison, WI 53711
115. Phil McClarey, 857 Terry Place, Madison, WI 53711
116. Angel McClarey, 857 Terry Place, Madison, WI 53711
117. Susan Nuttall, 821 Terry Place, Madison, WI 53711
118. Lynn Paskewitz, 826 Terry Place, Madison, WI 53711
119. Paul Guilbault, 877 Terry Place, Madison, WI 53711
120. Pam Guilbault, 877 Terry Place, Madison, WI 53711
121. Ann Recob, 885 Terry Place, Madison, WI 53711
122. Craig Recob, 885 Terry Place, Madison, WI 53711
123. Karen Fennema, 873 Terry Place, Madison, WI 53711
124. Bruce King, 873 Terry Place, Madison, WI 53711
125. Mark Powell, 881 Terry Place, Madison, WI 53711
126. Karen Powell, 881 Terry Place, Madison, WI 53711
127. Dan Klabund, 841 Terry Place, Madison, WI 53711
128. Mary Ann Feutz, 841 Terry Place, Madison, WI 53711
129. Carol Sander, 838 Terry Place, Madison, WI 53711
130. David Vanderti, 838 Terry Place, Madison, WI 53711
131. Ann Rifenberg, 834 Terry Place, Madison, WI 53711

132. Barb Zahn, 834 Terry Place, Madison, WI 53711
133. Char Thompson, 2716 Gregory Street, Madison, WI 53711
134. Ann Clark, 2525 Gregory Street, Madison, WI 53711
135. Allen Clark, 2525 Gregory Street, Madison, WI 53711
136. Rebecca Cole, 2824 Gregory Street, Madison, WI 53711
137. Jim Lake, 738 Western Ave, Madison, WI 53711
138. Susan Slapnick, 1723 Summit Ave, Madison, WI 53711
139. Patricia Chevis, 2914 Arbor Drive, Madison, WI 53711
140. Summer Jarosky, 2033 Frazer Place, Madison, WI 53715
141. Joel Jarosky, 2033 Frazer Place, Madison, WI 53715
142. Tyler Leeper, 822 West Shore Drive, Madison, WI 53715
143. Kate Holt, 822 West Shore Drive, Madison, WI 53715
144. Linda Gordon, 2121 West Lawn Ave, Madison, WI 53711
145. Allen Hunter, 2121 West Lawn Ave, Madison, WI 53711
146. Marcia Standiford, 2122 West Lawn Ave, Madison, WI 53711
147. Ken Ferencek, 2122 West Lawn Ave, Madison, WI 53711
148. Susan Gevelber, 2138 West Lawn Ave, Madison, WI 53711
149. John Kalfayan, 2343 West Lawn Ave, Madison, WI 53711
150. Mike Kanel, 2824 Gregory St, Madison, WI 53711
151. Steve Glass, 1306 Seminole Highway, Madison, WI 53711
152. Yael Gen, 860 Woodrow St., Madison, WI 53711
153. Jeffrey Jerred, 860 Woodrow St., Madison, WI 53711
154. Teresa Nyholt, 812 Woodrow St., Madison, WI 53711
155. Bob Meyer, 812 Woodrow St., Madison, WI 53711
156. Marc Gartler, 820 Woodrow St., Madison, WI 53711
157. Christine Gartler, 820 Woodrow St., Madison, WI 53711
158. David Zimmerman, 2138 West Lawn, Madison, WI 53711
159. Ethan Brodsky, 866 Woodrow St., Madison, WI 53711
160. Scott Statz, 810 Woodrow St., Madison, WI 53711
161. Sue Statz, 810 Woodrow St., Madison, WI 53711
162. Kay Gabriel, 826 Woodrow St., Madison, WI 53711

163. Fiona McTavish, 826 Woodrow St., Madison, WI 53711
164. Josephine Harter, 2129 Keyes Ave., Madison, WI 53711
165. Simone Schweber, 2139 West Lawn, Madison, WI 53711
166. Charles Vetzner, 30 Virginia Terrace, Madison, WI 53726
167. Arleen Wolek, 30 Virginia Terrace, Madison, WI 53726
168. Mary V. Bowman, 5 Wintergreen Trail, Madison, WI 53717
169. Rosemary Dorney, 4205 Odana Rd, Madison, WI 53711
170. Andrew Cusick, 836 Woodrow St., Madison, WI 53711
171. Laura O'Flanagan, 862 Woodrow St., Madison, WI 53711
172. Paul O'Flanagan, 862 Woodrow St., Madison, WI 53711
173. Jeff Vanderwood, 2352 Commonwealth Ave., Madison, WI 53711
174. Sheila Vanderwood, 2352 Commonwealth Ave., Madison, WI 53711

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: Fw: Vote no installing lights on the Edgewood High School field [file #60001]
Date: Tuesday, April 28, 2020 1:43:42 PM

From: KAY C GABRIEL <kgabriel@wisc.edu>
Sent: Tuesday, April 28, 2020 11:33:33 AM
To: Stouder, Heather
Cc: tagevers@gmail.com
Subject: Vote no installing lights on the Edgewood High School field [file #60001]

To the Plan Commission

For twenty years I lived on Woodrow Street directly across from the Edgewood High School field. I therefore have a lot of first-hand experience of the past field use, the traffic problems, the neighborhood ambiance and the general public use of the area for recreation. I had already concluded that I didn't want to live across from a stadium should Edgewood succeed in getting their lights and sound system, especially as they propose using such a facility with no limits. When an ideal apartment in the same neighborhood became available, I sold my house and moved.

Like most neighbors, I had generally supported Edgewood. But the stadium, if built, will ruin this quality neighborhood. First, the lights and sound will disrupt the current peace and quiet, and any suggestion that the sound will be minimal is ludicrous. When games are being played now, with or without spectators, and without amplified sound, they can be heard up and down the street. When Edgewood College held an outdoor event last fall with amplified sound, I could hear it clearly in my new apartment three blocks away. Eighty foot lights will cast a glow that will require neighbors to draw shades. Parking on Woodrow Street is almost impossible when the Edgewood campuses are in session during the day despite their attempts to mitigate the problem. As it is an historic neighborhood with minimal driveway and garage space, holding numerous evening events will extend this problem into the night so that working residents with more than one car, as well as evening visitors, will have no place to park.

Finally, this field is located on a block adjacent to one of Madison's gems, Lake Wingra. It's Madison's only undeveloped lake with the surrounding natural areas of the Park and Pleasure Drive next to the Edgewood campuses and the Arboretum across the lake. I have walked the Park and Pleasure Drive at least three times a week for years as well as watched, from my house, the hundreds (thousands?) of others who walk, with and without dogs, birdwatch, jog or bike this route. It is quiet and beautiful now. However, I lived in the area when through traffic was still allowed, and remember the beer cans and other trash littering the road. It was a favorite haunt of youthful experimentation and I would guess has that potential again if the

stadium is built.

As a birdwatcher and conservationist, I am concerned about the disruption to bird, (especially at migration time) and animal life by the night lights. And as I kayaker who uses Lake Wingra in the evenings, I am concern by amplified sound which carries so well over water.

The neighborhoods and natural areas surrounding Edgewood are very desirable for many reasons. It will be a cause for great sadness if these qualities are lost to Edgewood's determination to build this stadium for their own gain. The fight over this stadium has been going on for years with the neighborhoods always objecting for the very good reasons of protecting their homes, quality of life and safety. Good sense has always prevailed in the end. Edgewood High School has been particularly unethical in this round of the battle using misleading PR and threats to the city. Please do not let intimidation, especially in this disruptive time of pandemic, win.

Please vote no.

Thank you,

Kay Gabriel
2628 Arbor Dr. #407
Madison, 53711

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: FW: Vote to deny the installation of lights on the Edgewood Athletic field that is immediately adjacent to Monroe and Woodrow streets (Ref file #60001)
Date: Tuesday, April 28, 2020 3:03:23 PM
Attachments: [Letter to Madison planning board 20200428 Reference Documents.zip](#)
[Letter to Madison planning board 20200428.pdf](#)

From: Josh Gettle <jcg186@charter.net>
Sent: Tuesday, April 28, 2020 2:40 PM
To: Stouder, Heather <HStouder@cityofmadison.com>
Cc: Evers, Tag <district13@cityofmadison.com>
Subject: Vote to deny the installation of lights on the Edgewood Athletic field that is immediately adjacent to Monroe and Woodrow streets (Ref file #60001)

Good afternoon Heather,

Please add my attachments (letter and references) to the Legistar among Public Comments for Conditional Use Permit Application by Edgewood High School for Outdoor Athletic Field Lighting (Reference File #60001) and please forward to the Planning commission for their review.

Thank you for your support.

Plan Commission,

Attached is my letter to the planning commission requesting you deny Edgewood's Installation of lights. Also attached is a zip file that contains the contains my previous letters and referenced documents.

Placing lights on an Athletic field that is immediately adjacent to not one but two residential streets to extend the hours of use is reckless endangerment to the Health and Welfare of the residents of the Dudgeon Monroe neighborhood.

Please vote to deny the installation of lights on the Edgewood Athletic field that is immediately adjacent to Monroe and Woodrow streets.

Thank you,

Josh Gettle
2356 West Lawn Ave
Madison, WI 53711

EDGEWOOD
HIGH SCHOOL
OF THE SACRED HEART

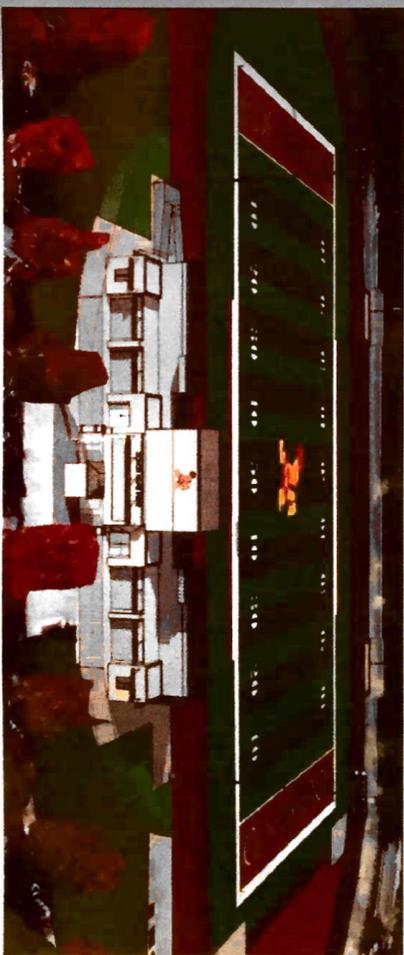
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MADISON WI 53711-1954

**FACTS ABOUT
OUR PROPOSED CHANGES
TO THE
GOODMAN
ATHLETIC COMPLEX
AT EDGEWOOD HIGH SCHOOL**



ATHLETIC STADIUM SEATING REDEVELOPMENT FROM WEST

Dear Friends & Neighbors,

As you may know, Edgewood High School has been working closely with the City of Madison, our Liaison Committee and local neighbors for the past year and a half about opportunities we are seeking to enrich the offerings of the Goodman Athletic Complex. This facility has become a true community asset that is regularly utilized by several of our athletic teams, other local middle school and high school sports teams, UW-Madison athletic teams and our neighbors.

We are diligently working through the city's adopted process to amend our Campus Master Plan to allow for better and more strategic usage of this important community resource. Specifically, our hope is to improve the existing facility by increasing seating, adding site-focused LED lighting and installing a directional sound system to enhance the overall experience for all users. We believe adding a limited number of high school night events hosted within our campus would allow the Edgewood athletics program to remain competitive with other teams in our conference by hosting *true* home games while contributing to the continued, holistic, development of our students.

Throughout this detailed process we have been careful to adhere to our core principles of commitment to Truth, Compassion, Justice, Community and Partnership, and an authentic dedication to preparing the whole student for a successful future. We have worked closely with local officials to meet or exceed City of Madison requirements on lighting, sound, parking and traffic; we have held neighborhood listening sessions to identify areas of concern and explore potential modifications, as necessary and appropriate; and we have worked



We are diligently working through the city's adopted process to amend our Campus Master Plan to allow for better and more strategic usage of this important community resource.

.....

hard to ensure that everyone involved receives accurate and timely information regarding the various aspects of the process and the modifications we are seeking.

This newsletter is the first in a series of communications we will be sending directly to our friends and neighbors to help share key facts about the project. Specifically, we will share information about:

- the proposed upgrades to the Goodman Athletic Complex;
- the formal amendment process that is outlined in our approved Campus Master Plan;

- our commitment to listening to and engaging with our neighbors and other key partners; and
- the value of offering Edgewood and other students a safe, accessible and quality place to develop important leadership, teamwork and other important life skills.

We hope you find this information useful for better understanding the upgrades we are seeking to the Goodman Athletic Complex and the long-standing commitment we have to our students, our neighbors and the community. If there are specific questions you may have about this initiative, please feel free to contact us directly at info@edgewoodhs.org.

Sincerely,

Mike Elliott, President

Answers to frequently asked questions regarding the proposed changes to the Edgewood Campus Master Plan

Why is Edgewood High School seeking changes to its Campus Master Plan?

Edgewood High School has a nearly 100-year history of using its athletic facilities for practice purposes, hosting day-time sporting events and allowing access to the community for game and recreational purposes. The Goodman Athletic Complex has deeply enriched our ability to serve as a community-wide asset for the greater Madison area. When the Edgewood Campus Master Plan was originally developed and approved in 2014, Edgewood leadership was up front about the continued desire to have the ability to have a true home field that could enrich our athletic program by hosting night games as required by the Badger Athletic Conference, but were very sensitive about how a limited number of night games may impact our surrounding neighborhoods.

Two major factors prompted us to begin the formal amendment process over a year and a half ago, as outlined in our Campus Master Plan:

1. Our primary agreement with Middleton to serve as a "home" field is no longer feasible. This is due not only to Middleton's own athletic program demands, but financial ramifications, safety concerns and scheduling for Edgewood's athletes. This fact has left Edgewood scrambling to find a location for "home" games, often ending up with multiple locations for our games — a scenario that few other schools have to address.



2. Advancements in both lighting and sound technology have made it possible to ensure that two of the major neighborhood concerns we acknowledged early in the Campus Master Plan process — light and sound — could now be addressed in a fashion that not only meets, but exceeds the City of Madison requirements.

As with our efforts during the original Campus Master Plan process, Edgewood High School remains committed to engaging with our neighbors and community partners as we follow the deliberative amendment process outlined in the 2014 Master Plan.

Does the Campus Master Plan allow for amendments?

As with other City of Madison-approved Master Plans, the Edgewood Campus plan specifically details the City-required process for making amendments to the plan. Edgewood High School has spent the last year and a half following this process by engaging city officials, local neighborhood associations and our neighbors to ensure that the amendments we are seeking address neighborhood issues and meet or exceed City of Madison requirements.

Who ensures agreed-upon amendments are enforced?

The amendment that Edgewood High School is seeking to enrich the Goodman Athletic Complex will include very specific requirements related to such things as the number of allowable night games, the specific times that lights are allowable and the fact that the Complex *will not* be available for other nighttime events. Edgewood is committed to adhering to these parameters and all of the agreed-upon restrictions will be fully enforceable by the City of Madison.

Wasn't the original intent of the Goodman Athletic Complex to be for use as a practice field only?

As mentioned previously, Edgewood High School has a decades-long history of using its athletic facilities not only for practice purposes, but actually hosting day-time sporting events and allowing access to the community for recreational purposes. The proposed amendments to our Master Plan do not change the intended usage of the Goodman Athletic Complex, but rather take advantage of new technologies that will allow for a limited number of night games and afford Edgewood the ability to host home events for all of its teams.

What, if any, concerns have been raised by neighbors and how is Edgewood responding to those concerns?

As part of the Campus Master Plan amendment process and our commitment to positive neighborhood relations, Edgewood High School hosted neighborhood listening sessions to share our ideas and gather feedback from area residents. Those sessions helped identify the following areas that we have specifically addressed as we move through the process:

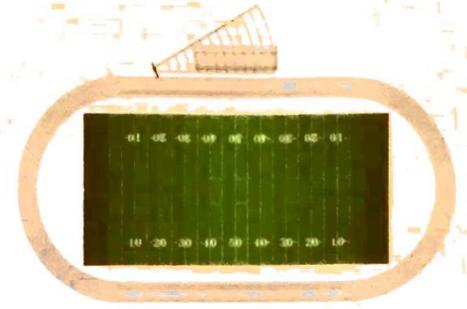
1. **Lighting:** The amended plan includes the incorporation of the latest LED lighting technology that will minimize glow, light spill and glare. This new technology, along with the height of the poles in our plans, will ensure that lighting from the limited number of night games will not go beyond our property. The plan meets and even exceeds the City lighting requirements.



An example of Edgewood's proposed lighting system installed at Clemson Field



Edgewood's proposed lighting fixture is the one at the far right, as seen from 100 feet away



2. **Sound:** The amended plan also includes a directional amplified sound system that is custom-designed for the site and meets all City sound requirements. The sound system will only be used during games and we have agreed to prohibit music being played over the PA system, with the exception of the national anthem. Edgewood High School continues to work with sound engineers to model natural sound and identify the best approaches for managing sound.



3. **Traffic:** Based on the study that was conducted as part of the Master Plan process, engineers concluded that traffic for the anticipated crowd size for the Athletic Complex would not increase and, in fact, could potentially decrease traffic during peak times due to the scheduling of events during non-peak travel hours. The Monroe St. entrance is to be used for all events.

4. **Parking:** The Edgewood campus currently has 560 parking stalls, a number that could accommodate even the largest anticipated crowd size so there should not be an increased parking impact on neighborhood streets. Visitors attending athletic events will be provided on-site parking information and discouraged from parking in the neighborhood.

Many more detailed conditions are being developed and specified for each of the key components. Stay tuned for more answers to frequently asked questions in upcoming editions of our neighborhood newsletters related to our plans for enriching the Goodman Athletic Complex.



Thank you!

To: Common Council

01 JAN 2020

From: Joshua Gettle – 2356 West Lawn Ave Madison, WI 53711

Subject: Vote to oppose Edgewood's petition to be released from the Edgewood Campus Master Plan (56839 Repeal of the Campus Master Plan)

References:

1. My letter to the Madison Planning Board dated 01 JAN 2019
2. My letter to the Madison Planning Board dated 11 OCT 2019
3. Edgewood mailer to neighborhood "FACTS ABOUT OUR PROPOSED CHANGES TO THE GOODMAN ATHLETIC COMPLEX AT EDGEWOOD HIGH SCHOOL"

Bottom Line Upfront (BLUF): The only purpose of this proposed legislation is to create another loophole for Edgewood and its lawyers to exploit against our city. To understand why I feel this way, please see the references accompanying this letter. It is sad for me to say, but the dishonest nature of Edgewood has eroded community trust in this organization.

City Council needs to fully appreciate the ramifications of their vote on Edgewood's request to be released from the Edgewood Campus Master Plan. From what I have seen, the catalyst for all of this is the Stadium Edgewood has been trying to force on its neighbors. City Council needs to see firsthand where Edgewood put the athletic field to gain a full appreciation of what will happen if city council decides to vote to release Edgewood from the Edgewood Campus Master Plan. All that was agreed to in this substantial document would be nullified if the Campus Master Plan was removed.

Edgewood and the surrounding communities have both benefitted from having a Master plan in place. Edgewood has been able accomplish projects and the neighborhoods have benefited from knowing what to expect and consideration for how things would be done to protect the neighborhoods. Edgewood is in effect saying I got what I need now let me out of the agreement without consideration to other stakeholder, like the city and the neighborhoods. Legislating a special exemption to benefit only one party is not a precedent to set. There is a process for Edgewood to move forward with changes today. It is to amend the Edgewood Campus Master plan.

Edgewood withdrew from this option and instead decide to first have the zoning administrator interpret the language of the master plan citing that was not was not was meant by the language in the document. When that plan failed they then appealed to the zoning board. The Zoning Board of Appeals voted 4-0 against Edgewood and to uphold what was in the master plan. When Edgewood again did not get what they wanted they petitioned the administration to introduce legislation to allow the Master plan to be withdrawn. Then they then sued the city in federal court. After the Mayor withdrew her support, they petitioned another Alder to carry their request forward.

You must decide if you want to create an opportunity for Edgewood to further exploit the city and its neighbors. Please vote in opposition of allowing Edgewood to exit the Edgewood Campus Master plan. Please ask yourselves: What if this was my neighborhood and my neighbors? Do you support the private nonprofit corporation and its transient stakeholders, or the citizens of Madison you represent? I encourage you to listen to what the different neighborhood associations have said regarding the impact. There would be harm to the public

and neighborhoods if Edgewood is allowed to create this loophole through your legislation to be further exploited.

Please vote against repealing the Campus Master Plan for Edgewood and encourage Edgewood to return to the master plan amendment process. Thank you for your support.

Sincerely,

A handwritten signature in black ink, appearing to read "Joshua Gettle". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Joshua Gettle
2356 West Lawn Ave
Madison, WI 53711

To: Madison Planning Board
From: Joshua Gettle – 2356 West Lawn Ave, Madison WI 53711
Subject: Edgewood Stadium Proposal

01 JAN 2019

Edgewood is a private non-profit tuition-based school campus that resides in the Dudgeon Monroe neighborhood (www.dmna.org). I attended multiple meetings for the proposed Edgewood Stadium with my neighbors and Edgewood. Edgewood wants to have a permanent stadium playing field immediately adjacent to its neighbors on Woodrow and Monroe Streets in Madison. You must see the “practice field” location to truly appreciate what they are proposing to visualize the effect a permanent stadium will have on the Dudgeon Monroe neighborhood.

Personally, I believe you should be able to do whatever you want to do on your own property as long as it is not to the detriment of your neighbors. For example, I may want to divert rain water away from my house to prevent flooding in my basement, but I should not be able to divert my rainwater downspouts to my neighbor’s house and routinely flood their basement. Edgewood is proposing to do something very similar to the analogy above. My concerns about crowd noise, lighting and parking are below.

I have heard everything from the stadium will only be used for the High School Football team for a few games at night; to it will be used for 40 night games for various events; to it would be a great asset for the neighborhood and benefits many other organizations in Madison. I have a hard time believing that this stadium is only going to be used by the Edgewood High School which is why in the past I have asked the question concerning the number of events projected. Edgewood is going to want to maximize the return on the investment of this privately held asset.

I am very concerned about crowd noise. If we get lost in the technical solution provided in the presentation, it is easy to lose sight of the human impact (e.g. a crowd cheering for their team). It can be a vicious cycle of cheers of joy supporting your team when you are winning or being the “twelfth man” trying to prevent from your opponent’s team from being able to communicate. The average volume provided in the presentation (average over duration) is not a good representation of what my neighbors are going to experience from peak noise levels. If this is allowed to move forward, crowd noise is not enforceable, and the community residents will have to live with noise. This will have serious effects on my neighbors to the point I fear we will not be able to enjoy our residential properties, so this private, tuition-based institution can have a stadium in our neighborhood. We should be allowed to make enhancements to our properties, but not when they are to the detriment of our neighbors.

Personally, I do not want to see this neighborhood change. We chose this neighborhood because we recognized it was special. We do not want the noise and light pollution and other challenges the stadium is going to bring. Edgewood’s presentation was for 30 fc based on what they received from the group trying to sell them the solution. We saw members of the sales team once, and they were more Account Executives than engineers who would or could honestly answer questions when challenged on what was presented. Edgewood’s presentation was modeled for 30 fc of lighting.

I am disappointed there was not verification of the study provided to Edgewood to certify the results and assumptions made by the sales team trying to make the sale. The sales team is selling a solution and will assure Edgewood it will work for their application. Edgewood will implement the solution, and when it does not work as projected. Edgewood will request

additional changes that will invalidate what Edgewood presents to you and will continue to negatively impact its neighbors. For example, Edgewood will cite something like student athlete safety requiring the light illumination level to be raised to a higher value (50 fc is the NCAA recommendation). I do not want to see anyone get hurt due to poor lighting on the field because Edgewood decided to believe what is was presented.

I am also concerned about parking based what is proposed. Edgewood would like us to believe parking will not be a problem because they have sufficient parking stalls based on their estimates, but once people who are not local to the Dudgeon Monroe community figure out that it is faster for them to park in our neighborhood and walk to the stadium, they will park in our neighborhood, and they will walk to avoid parking on Edgewood campus and the associated traffic issues to them when they try to either get to a game or leave from a game. There is a reason we have 2-hour enforceable parking limits without a residential permit during the day on our streets near Edgewood's campus.

Finally, a point was made concerning what happens to property values if this moves forward. We have something special here today. Once it is gone, it is gone forever and there is no turning back. I firmly believe if this change is allowed to move forward what makes our neighborhood special will be gone. As a result, I believe property values will decline because of the negative effects presented, noise, parking, lighting, etc. The neighborhood will become a less sought location for families and the result is property values will decline. Who is left to absorb the financial impact when the revenue generating property taxes for the Dungeon Monroe neighborhood public school drop?

It would be financially irresponsible for Edgewood to invest additional funds to the existing "practice field" to see what the impact would be to neighborhood. Based on what the existing practice field looks like today they may have already been financially irresponsible, or maybe they always had the intention to have a permanent stadium in Dungeon Monroe even though this was not what was presented in its 10-year plan. Perhaps this was always the plan despite the damage Edgewood would cause to their neighbors. It is impossible for me to know what is in the hearts and minds of the people behind Edgewood, but it does not feel like they are living to up to their values.

Based on past their past performance with promises made (e.g. practice field used for games), Edgewood cannot be trusted to implement a solution that will not create problems for its neighbors. There are other places not in this peaceful, treasured, densely populated residential community where this private tuition-based institution can have a sports facility that would not be immediately adjacent to a dense residential community. We have something special here. Once it is gone, it is gone forever. Please vote no on the Edgewood stadium proposal.

I am disappointed I will not be able to attend the planning commission meeting personally. I will be out of state due to military commitments.

Thank you for your attention to my concerns,



Joshua Gettle
2356 West Lawn Ave

To: Madison Planning Board
From: Joshua Gettle – 2356 West Lawn Ave, Madison WI 53711
Subject: Conditional Use Permit Application by Edgewood High School for Outdoor Athletic Field Lighting (Reference File #60001)

28 APR 2020

References:

1. My letter to the Madison Planning Board dated 01 JAN 2019
2. My letter to the Madison Planning Board dated 11 OCT 2019
3. Edgewood mailer to neighborhood “FACTS ABOUT OUR PROPOSED CHANGES TO THE GOODMAN ATHLETIC COMPLEX AT EDGEWOOD HIGH SCHOOL”
4. My letter to Common Council dated 01 JAN 2020

Edgewood wants to have a lighting installed to extend use of its athletic field immediately adjacent to its neighbors on Woodrow and Monroe Streets in Madison. You must see the field location to truly appreciate and visualize what stadium lights will do to the Dudgeon Monroe neighborhood. Exhibit A in their application shows a top view of the outdoor athletic field placement, but you really have to see the land first hand to appreciate what is being asked, and why it is so detrimental to the neighborhood. Please vote to deny Edgewood’s light application permit.

Having an outdoor athletic field adjacent and within 300 feet of over 20 residential properties is incompatible to the health and safety of not only residence immediately across from the athletic field on Monroe and Woodrow streets, but also for the larger surrounding neighborhood. I live about 2 blocks away from the field. I could hear the illegally hosted events last year from inside my house while the field was still governed by the Edgewood Master Plan. I could also hear the repetitive blowing of whistles from the athletic field during practices and games.

I am very concerned about crowd noise. It is easy to lose sight of the human impact a crowd cheering for their team, or making noise to limit their opponent’s team ability to communicate. It can be a vicious cycle of cheers of joy supporting your team or being the “twelfth man” in opposition trying to prevent the visiting team’s ability to communicate. The safety and welfare of the neighborhood residents is at stake because the neighborhood is no longer protected since the city has released Edgewood from the master plan allowing it to turn its practice field into a competitive athletic complex that will not be enforced by Madison’s residential noise ordinances.

Edgewood has not negotiated in good faith with its neighbors, the Dudgeon Monroe neighborhood association, or the city. Edgewood abandoned its master plan, it abandoned discussions with the neighborhood association, and it filed a frivolous lawsuit to bully its way to get what it wanted against the city and advance it desires to host games. I do not listen to what people say; I watch what they do. I am watching. I am interested to see what the city values more: the desires of a private institution with

transient stakeholders and a legal team, or the actual neighborhood residents that have voiced their concerns about their health and safety time and time again as a community.

My position is quite simple the noise that will be produced from the athletic field that was foolishly placed across the street from not one, but two densely populated residential streets is incompatible with the health and safety of the surrounding Dudgeon Monroe residential neighborhood and the peaceful enjoyment of personal property - see DMNA opposition letter to the addition of lights to the field at Edgewood High School. In my opinion having a source of noise adjacent to residential property that is not regulated is irresponsible. **To have that noise generation extend to more hours in a day facilitated by lights is reckless.**

Ultimately, I would like to see the Campus Institution zoning amended to protect the residents of my neighborhood and other city residents to include language that any Campus Institution zoned outdoor athletic field that is within 300 feet of 10 residential properties be limited to 10 events per calendar year (as measured from the closest point of a residential property to the closest point of the athletic field). I would also be clear in my definition of what 10 means (for example 2 boys' soccer games, 2 girls' soccer games, 2 track competitions, 3 football games and 1 graduation commencement equals 10 events). The institutions can host whatever events they want, but the total number of events cannot exceed 10 for an outdoor athletic field that is within 300 feet of 10 residential properties.

I heard and understand we need to follow our laws, but what do you do if the laws are flawed and loopholes are exposed? Based on the flawed language used in the Campus Institution zoning that was interpreted to mean voluntary in allows voluntary out in regards to Master Plans perhaps we would be better off removing Campus Institution zoning and rolling back to the zoning that was in place previously. Alternatively, something like my proposed solution in the paragraph above could be applied as an amendment to protect the residents of the city by **limiting the annual rate of occurrence of noise producing outdoor athletic field events.**

You should look closely at what happened in other places with similar situations. We have something special in the neighborhood today. Once it is gone, it is gone. I firmly believe if this change is allowed to move forward what makes our neighborhood special will be lost. As a result, I believe property values will decline because of all the negative effects including additional health risks resulting from unregulated noise exposure. I am also concerned about parking, lighting, traffic issues, and property values as described in my initial letter dated 01 JAN 2019, but unregulated noise is my major concern.

Based on their past performance, (e.g. practice field used for games, abandoning the master plan process, misleading claims of working with neighborhood, etc.), Edgewood cannot be trusted to implement an outdoor athletic field solution that is compatible with adjacent neighborhood residential property use. It will create problems for its neighbors and the surrounding community. It will damage the health and welfare of its neighbors

and the surrounding community. There are other places not where this private tuition-based institution could have an outdoor athletic field with lights not immediately adjacent to densely populated residential areas. Please vote to deny the conditional use permit application by Edgewood High School for athletic field lighting.

Thank you for your attention to my concerns,

A handwritten signature in black ink, appearing to read "Joshua Gettle". The signature is stylized with a large initial "J" and a long horizontal stroke extending to the right.

Joshua Gettle
2356 West Lawn Ave

To: Plan Commission and Common Council
From: Joshua Gettle – 2356 West Lawn Ave, Madison WI 53711
Subject: Edgewood Campus Master Plan Repeal Ordinance (#56839)

11 OCT 2019

References:

1. Edgewood mailer to neighborhood “FACTS ABOUT OUR PROPOSED CHANGES TO THE GOODMAN ATHLETIC COMPLEX AT EDGEWOOD HIGH SCHOOL.”
2. My letter to the Madison Planning Board dated 01 JAN 2019

Edgewood is acting like it is the only stakeholder in the Edgewood Campus Master Plan that governs activities associated with its property. The public, the communities where Edgewood resides, and the city are also major stakeholders in the master plan agreement.

There was a great deal of work and compromise that went into the development of the Edgewood Campus Master Plan that is in effect. Edgewood has taken advantage of the opportunities the master plan provided to its benefit. Recently, Edgewood has been cited for zoning violations rooted in its master plan agreement numerous times by hosting competitions on its athletic field. Now, Edgewood wants to shortchange its neighbors, public, community and other stakeholders by requesting a special ordinance because it is not getting it way based on the agreement it made when it entered into the master plan process.

The appropriate path Edgewood acknowledges as outlined in Edgewood’s community mailer from President Mike Elliot is to request a change to the master plan via the amendment process when changes are needed. My letter dated 01 JAN 2019 was in response to Edgewood submitting its request for an amendment to address my concerns and ensure my voice was heard. Edgewood decided not to act on its amendment request for the Edgewood Campus Master Plan for only reasons Edgewood can answer...

I am not a lawyer, but I do meet the reasonable person standard. In my simplest terms, the one hundred and eighty-seven page master plan is an agreement with the following key elements:
Offer – Willingness to enter into an agreement on certain terms
Consideration – Each party gets something of value (development of property, public use, and knowing what to expect for the duration)
Acceptance – Meeting of the minds to agree upon benefits and concessions of all stakeholders.

Edgewood voluntarily entered into the master plan agreement to get the benefits it desired. They should not be able to walk away from the agreement after benefitting from it without consideration to other stakeholders that are also part of the agreement. Changes to master plans are permitted if needed. This is why there is an amendment process for master plans. I suggest if Edgewood wants to terminate its master plan it should also do this through the amendment process to ensure all parties agree on how the master plan agreement will be terminated. Legislating a special exemption to benefit only one party is not a precedent to set.

Your vote matters. Please vote in opposition to repeal the Edgewood Campus Master Plan and ask Edgewood to pursue their desires through the amendment process that is in place.

Thank you for your attention to my concerns,



Joshua Gettle
2356 West Lawn Ave

From: Regina, Donald <donald.regina@edgewoodhs.org>
Sent: April 28, 2020 3:52 PM
To: Parks, Timothy <TParks@cityofmadison.com>
Subject: Edgewood Field

Hello, Planning Commission Members:

My name is Don Regina, and I have taught English at Edgewood High School for over forty years. I am writing to request your approval for installing lights on the high school's athletic field. I feel our teams should be allowed to play their games on their home field just like all the other area high schools. I know that our president, Mike Elliott, has labored tirelessly to not only meet but also exceed regulations for lighting and sound. Finally, this issue has been battled around long enough, so it is time for fairness and equity to prevail despite past hard feelings and misperceptions. Let my school move forward into the Twenty-first Century. Thank you for your time and patience in dealing with this issue.

--

Don Regina
English Teacher, Cross Country Coach, Newspaper Advisor
Edgewood High School of the Sacred Heart
2219 Monroe St. Madison, WI 53711
(608) 257-1023 x Your Extension
edgewoodhs.org | [facebook.com/EdgewoodHS](https://www.facebook.com/EdgewoodHS)

From: [Parks, Timothy](#)
To: [Cleveland, Julie](#)
Subject: FW: Edgewood Athletics
Date: Tuesday, April 28, 2020 4:57:35 PM

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

From: Kevin Scott <ksbayfive@gmail.com>
Sent: April 28, 2020 4:27 PM
To: Parks, Timothy <TParks@cityofmadison.com>
Subject: Edgewood Athletics

I have lived 3 blocks from the school for the past 4 years at 701 Knickerbocker. I enthusiastically SUPPORT all improvements requested by the school, including lighting, scoreboard and public address system.

Sent from my iPhone

From: Rory Hemp Boll <rhboll@live.com>

Sent: April 28, 2020 5:56 PM

To: Parks, Timothy <TParks@cityofmadison.com>

Subject: Edgewood Lights

I am sure there are people who hope we will all get tired of writing these emails. My son will soon be sophomore in college so this has been a long road, but I will write this one last time. Please let the Edgewood kids play on their field. This is crazy, with the shortage of football fields in the area, that one school that has a beautiful facility (and has for 3 years now) cannot host football or other nighttime events. This facility should be put to its full intended use. It's a high school, for heaven's sake, let's use it for high school sports like every other high school.

Rory Hemp Boll

Mother of Christopher Boll, Class of 2019

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: Fw: Please Deny Edgewood HS Conditional Use Application
Date: Tuesday, April 28, 2020 7:31:34 PM

From: Priscilla Arsove <parsove@gmail.com>
Sent: Tuesday, April 28, 2020 5:48:13 PM
To: Stouder, Heather
Cc: ajstatz2@madison.k12.wi.us; bacantrell@charter.net; Lemmer, Lindsay; erics@cows.org; jshagenow@yahoo.com; klanespencer@uwalumni.com; keetrasburn@gmail.com; ledell.zellers@gmail.com; Rummel, Marsha; hiwayman@chorus.net; Heck, Patrick; Evers, Tag
Subject: Please Deny Edgewood HS Conditional Use Application

TO: Heather Stouder, Planning Director
Madison Plan Commissioners
AlderTag Evers

I am writing to express my strong opposition to Edgewood High School's application for a conditional use permit to install lighting on their practice field.

I live about four blocks from the Edgewood campus. While I don't live in immediate proximity to the campus, I often walk through the nearby Park and Pleasure Drive and Wingra Park, where I was delighted to encounter a trio of Sand Hill Cranes strolling on the grass recently. As has been observed in many parts of the country, wildlife have appreciated these quieter times.

Our neighborhood's treasured natural areas are among the "uses and enjoyment" that would be significantly diminished by the installation of elevated lighting on the Edgewood athletic field. Such impacts would not only affect adjoining natural areas, but would be extremely disruptive to those living in direct proximity. Neighbors already report being bothered by noise from a growing number of daytime events. Lights would only exacerbate this situation, allowing games to be played well into the evening hours. Noise from the crowds, loudspeakers and scoreboard would increase at the time of day when people most value peace and quiet within their homes.

I have followed Edgewood planning activities for many years. As a past president of president of the Dudgeon Monroe Neighborhood Association, I was actively involved in negotiations to establish a new campus entrance at Leonard Street. Negotiations were contentious and time-consuming, but achieved a solution beneficial to all. Countless hours were spent in collaborative master planning initiatives with participation from Edgewood and the adjoining neighborhood associations. A stadium was never proposed during any of these discussions.

It is not surprising that Edgewood's recent proposal to construct a stadium met with immediate resistance from both adjoining property-owners and the broader neighborhood. No Madison homeowner should have to endure sound levels exceeding the City's noise ordinances (from which stadiums are apparently exempt) on a regular basis. This is a reasonable expectation, not NIMBYism. Moreover, the City does not need more traffic and congestion in the already busy Monroe Street corridor.

For all of these reasons, I encourage you to deny Edgewood High School's Conditional Use application.

Thank you for your consideration and best regards,

Priscilla Arsove

Priscilla Arsove
608.219.6097 (m)
656 Knickerbocker St.
Madison, WI 53711

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: Fw: Edgewood High School Stadium upgrades
Date: Tuesday, April 28, 2020 9:35:08 PM

From: Billy Larimore <billy.larimore@gmail.com>
Sent: Tuesday, April 28, 2020 4:13:34 PM
To: Stouder, Heather
Subject: Edgewood High School Stadium upgrades

Hi,

I wanted to add my name to neighbors who oppose the upgrades that EHS are requesting for their practice stadium. We have lived in this neighborhood for 35 years. We enjoy the Lake Wingra watershed area, very much. The peace and quiet of the area, which include Lake Wingra, it's trails and the Arboretum will be incredibly impacted by not only the added lighting at night, a new sound system, but traffic and parking in the neighbor for 1200 fans. With many of the restaurants depending on Friday night business, the added number of visitor's vehicles will no doubt prevent customers from travelling to and parking on Monroe St.

Please allow us to continue to enjoy the serenity of our community.

Thank you,

Billy Larimore
725 Chapman St, Madison, WI 53711

From: [Haering, Madison](#)
To: [Parks, Timothy](#)
Subject: Edgewood Lighting Application
Date: Tuesday, April 28, 2020 7:38:50 PM

Dear Planning Commission,

I am sending this email to express my strong support for a YES vote on the Edgewood High School application to add lights to their athletic field. As you are already aware, all other Madison high schools have the opportunity to compete on lighted athletic fields. Edgewood High School students are entitled to the same opportunities and fair treatment. A YES vote is also a vote to provide a tremendous experience for high school students in the Madison-area. With so many new challenges that high school students are facing today, this is an opportunity for local government to provide these students with a traditional high school experience.

Thank you

Madison Haering

From: [Chris Haering](#)
To: [Parks, Timothy](#)
Subject: Edgewood Lighting Application
Date: Tuesday, April 28, 2020 7:39:34 PM

Dear Planning Commission,

I am sending this email to express my strong support for a YES vote on the Edgewood High School application to add lights to their athletic field. As you are already aware, all other Madison high schools have the opportunity to compete on lighted athletic fields. Edgewood High School students are entitled to the same opportunities and fair treatment. A YES vote is also a vote to provide a tremendous experience for high school students in the Madison-area. With so many new challenges that high school students are facing today, this is an opportunity for local government to provide these students with a traditional high school experience. Thank you

Chris Haering
Madison Resident

From: [Parks, Timothy](#)
To: [Cleveland, Julie](#)
Subject: FW: lights at Edgewood
Date: Wednesday, April 29, 2020 8:58:54 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

From: Joel Sather <joel@capitalcoffeewi.com>
Sent: April 29, 2020 8:54 AM
To: Parks, Timothy <TParks@cityofmadison.com>
Subject: lights at Edgewood

Hello,
Please support the addition of lights on the athletic field at Edgewood High.
Thank you.

Joel Sather
President



P: 877-271-5282 • C: 608-335-8725 • F: 608-579-1444
4719 Ivywood Tr.
McFarland, WI 53558
joel@capitalcoffeewi.com
Learn more about us at capitalcoffeewi.com



From: [Parks, Timothy](#)
To: [Cleveland, Julie](#)
Subject: Fw: Please reject Edgewood's Conditional Use Permit Application
Date: Wednesday, April 29, 2020 7:51:36 AM

From: P Wehrle <pcwehrle@gmail.com>
Sent: Wednesday, April 29, 2020 7:09 AM
To: Parks, Timothy
Subject: Please reject Edgewood's Conditional Use Permit Application

To Whom it May Concern -

People deserve to live in their homes without blinding light and blaring scoreboard horns being blasted into their living rooms. The proposed lighting and sound system is simply too close to houses to be a viable option.

I support Edgewood's desire to have a sports program, but there needs to be some compromise with the neighborhood. A sports field with no lights and no sound system seems like a just compromise for all parties involved.

Please reject Edgewood's conditional use permit.

Thank You,

Peter Lawrence-Wehrle
3310 Cross Street
Madison, WI 53711

From: [Parks, Timothy](#)
To: [Cleveland, Julie](#)
Subject: FW: Edgewood High School Lighting Application
Date: Wednesday, April 29, 2020 5:55:42 AM

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

From: Stewart, Brenda
Sent: April 28, 2020 6:07 PM
To: Parks, Timothy <TParks@cityofmadison.com>
Subject: Edgewood High School Lighting Application

Hello,

Please approve the lighting application for Edgewood High School so the Edgewood student athletes and other visiting schools can play night games as is the norm for all other schools.

Thank you,

Sent from my iPhone

From: [Colleen Murphy](#)
To: [Parks, Timothy](#)
Subject: Approval EHS lighting app
Date: Wednesday, April 29, 2020 5:49:59 AM

I'm writing today asking you to support / approve Edgewood High School's application for lighting at their athletic field.

Thank you
Colleen A Murphy

Sent from my iPhone

From: [Steven Merckx](#)
To: [Parks, Timothy](#)
Subject: Edgewood HS Athletic Field Lighting Plan
Date: Wednesday, April 29, 2020 9:19:20 AM

Dear Commissioner,

I would like to register in favor of Edgewood high school's plan to add lighting to their athletic field. The school has done its due diligence to study the impact of adding lighting and how it would affect the neighboring community. The current proposal exceeds city requirements using directional LED lighting that is "dark sky" compliant which would eliminate any light "spill over" onto neighboring property. A striking example is their 4-80 foot lights (latest technology) compared to my local public school's (Memorial) 12-80 foot lights that cast a glare around the neighborhood. EHS lighting would be fully shielded minimizing the amount of blue light emitted into the nighttime environment. EHS has also decreased the power of the lights from 60 to 45 foot candles. I support allowing this high school to have lights on their athletic field as every other high school is currently allowed. Thanks in advance for your consideration.

Sincerely,

Steven Merckx

Sent from [Mail](#) for Windows 10

From: [Ray Robey](#)
To: [Parks, Timothy](#)
Subject: Edgewood Application for Athletic Field Lighting
Date: Wednesday, April 29, 2020 9:54:10 AM

Dear Mr. Parks,

We have previously communicated with you, our Alder, and the Mayor to support the Edgewood High School's proposal to add lighting to their athletic field. As this issue is again coming before the Plan Commission, we would like to reiterate our support for the lighting.

We are Raymond J & Debra S Robey. We reside at 2355 West Lawn Avenue, approximately 1000 feet from the center of Edgewood's athletic field.

We have lived at this address for ~ 10 years, have heard sounds from many games and practices at the field, and have no problem with it. We find it far more pleasant than the sounds of emergency vehicles on Monroe Street, or the recent construction & rehab work on our end of West Lawn Avenue. We live with the noise and traffic from UW home football games and anticipate no more inconvenience.

Although we are current members of the Dudgeon Monroe Neighborhood Association we do not support their position opposing Edgewood's efforts. The DMNA points out that they have worked with Edgewood on 16 development projects since 2001, negotiated compromises, and ultimately agreed to a plan. The association then goes on to use this history as an explanation as to why they totally oppose the current plan for the athletic field and have no interest in seeking an amicable solution. The idea of two neighbors meeting together and working out a mutually agreeable solution is how the process is supposed to work....every time.

Now that Edgewood is on an equal footing with other schools within the city's jurisdiction, they should be allowed to add lighting to their athletic field. By restoring Edgewood's rights to use their property as they see fit, this might finally convince our neighbors and the DMNA that it is in their best interest to negotiate in good faith and seek an amicable compromise.

Thank you,

Raymond J Robey
Debra S Robey

From: [Parks, Timothy](#)
To: [Cleveland, Julie](#)
Subject: FW: Edgewood Lighting
Date: Wednesday, April 29, 2020 1:16:34 PM

From: terri jaye <terrijaye@gmail.com>
Sent: April 29, 2020 1:07 PM
To: Parks, Timothy <TParks@cityofmadison.com>
Subject: Edgewood Lighting

Hello. -

Please consider supporting lights at Edgewood Stadium. We have kids at both West and Edgewood and would support these types of improvements at both schools. Please don't make the children suffer due to the bickering of adults. All children should have access to appropriate facilities for sporting events. Give them something to look forward to after the pandemic! Thank you for your consideration. Terri Jaye

From: [Parks, Timothy](#)
To: [Cleveland, Julie](#)
Subject: FW: Edgewood HS Lighting Application
Date: Wednesday, April 29, 2020 2:06:21 PM

From: Jim Hartlieb <jhartlieb@firstbusiness.com>
Sent: April 29, 2020 1:53 PM
To: Parks, Timothy <TParks@cityofmadison.com>
Subject: Edgewood HS Lighting Application

Hi, Tim. I hope you and your family are well. Thank you, and the Madison Plan Commission, for reviewing the Edgewood High School lighting application.

I am in support of this application and am hopeful of your support as well, to ensure EHS athletes have an equitable opportunity to participate on their home field similar to the opportunities afforded to other students throughout the City of Madison. There are so many other more important things going on in our world today but, by the same token, EHS has been working on this and with the neighbors for several years, so waiting longer to understand its future is not a favorable option. So, in that light, thank you again for your time and consideration. Jim Hartlieb



Jim Hartlieb

President

First Business Bank
401 Charmany Drive, Madison, WI 53719

Direct: 608-232-5913

jhartlieb@firstbusiness.com | firstbusiness.com

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From: [Parks, Timothy](#)
To: [Cleveland, Julie](#)
Subject: FW: Edgewood lights- support from unaffiliated neighbor
Date: Thursday, April 30, 2020 5:32:47 AM

From: Alison Stites <stites@mac.com>
Sent: April 29, 2020 9:39 PM
To: Parks, Timothy <TParks@cityofmadison.com>
Subject: Edgewood lights- support from unaffiliated neighbor

I am writing to express my support for the improvements and light installation at the football/track field on the Edgewood campus. I live a block away from the Edgewood campus (2106 Adams st) and have no concerns. I have no affiliation with Edgewood and none of my kids do or will go to Edgewood. I do fully support extending the use of the field with lights. Edgewood should be allowed to play home games on their field and I support their use of lights.

This is a divisive issue in my Vilas neighborhood. My Alder ran on an anti-Edgewood “no stadium” platform, so I have 0 confidence he will represent my interested on this issue. (Note- he won because he ran against a split ticket of 2 opponents open to listen and truly represent the full neighborhood’s interests. In his election should not be interpreted as an indication that the majority view in the neighborhoods he represents are anti-lights). He is simply unwilling to listen on this issue.

I voted in the VNA survey that the VNA should not take a position given the division in our neighborhood—but that if they did vote they should support it.

In any case— we should be supporting athletics for kids however we can. It gets dark really really early during the winter months. Let the kids play!!

Alison Stites
2106 Adams St
608-770-9884

Sent from my iPhone

From: Joan Nugent <jfnuge@gmail.com>
Sent: April 29, 2020 4:30 PM
To: Stouder, Heather <HStouder@cityofmadison.com>
Cc: Parks, Timothy <TParks@cityofmadison.com>; Andrew J. Statz <ajstatz2@madison.k12.wi.us>; Bradley A. Cantrell <bacantrell@charter.net>; erics@cows.org; ledell.zellers@gmail.com; Jason S. Hagenow <jshagenow@yahoo.com>; Rummel, Marsha <district6@cityofmadison.com>; klanespencer@uwalumni.com; keetrasburn@gmail.com; Tucker, Matthew <MTucker@cityofmadison.com>; Lemmer, Lindsay <district3@cityofmadison.com>; TagEversdistrict13@cityofmadison.com; Michael W. Rewey <hiwayman@chorus.net>
Subject: Edgewood and Lights #60001

To Members of the Plan Commission,

I have been a resident in the Vilas Neighborhood for 35 years.
I strongly oppose the Edgewood High School request for a Conditional Use Permit to install 80 foot lights on their athletic field.

Edgewood has proven itself **not** to be a good neighbor.
They have flaunted the daytime use of their field by exceeding game limits and opened their field to other organizations.
It is naive to think that they would abide by any kind of compromise to limit night games.

We all know that Edgewood's enrollment is down both in the High School and the College.
They are developing a business for renting this field out, not for supporting a few games for their High school sports programs.
Their lack of transparency is troubling.

I invite you to take a moment and imagine that you and your family live within a 6 block radius of Edgewood, and it is a warm Friday evening, you are on your porch or your windows are open
:

Friday night Lights in your backyard ? Maybe more nights ?
AMPLIFIED sound system ? 2,000 people in the bleachers ? Concession stands ?
Traffic congestion on your Main street (Monroe for us)) which is already a corridor to the Kohl Center,
UW football Stadium, Vilas Park and Zoo ? Parking Problems ?

With very few exceptions, the people who support this development will **not be affected** because they do not live near Edgewood.
Please support the integrity of neighborhoods, quiet evenings, the protection of wildlife and the quiet green spaces that surround Lake Wingra.
Please vote NO.

Thank you for your consideration.
Joan Nugent
1521 Vilas Ave.

Thank you.

From: [Ethington, Ruth](#) on behalf of [Planning](#)
To: [Cleveland, Julie](#)
Subject: FW: Edgewood Lights
Date: Thursday, April 30, 2020 7:17:13 AM

From: Lora Staveness <staylor@hotmail.com>
Sent: Wednesday, April 29, 2020 6:28 PM
To: Planning <planning@cityofmadison.com>
Subject: Edgewood Lights

Dear Planning Commission,

Please allow Edgewood High School to add lights to their Athletic Field. They deserve to be afforded the same opportunity as other public schools in Madison that have home athletic fields in which games are or could be played. Those that live in the neighborhood should have been aware of the high school and thus anticipated that the school would want to continue to evolve and enhance their space, which includes adding lights. In addition, with the new technology that has been developed over the years, the impact of lights on the neighborhood will be very little, if any.

As a neighbor myself, I urge you to approve the installation of lights to Edgewood High School.

Lora Staveness
2602 Arbor Drive
Madison, Wi

From: [Parks, Timothy](#)
To: [Cleveland, Julie](#)
Subject: FW: Conditional Use (CU) Permit application by Edgewood High School (File #60001)
Date: Wednesday, April 29, 2020 4:19:11 PM

From: DAN R ANDERSON <dranders@wisc.edu>
Sent: April 29, 2020 3:02 PM
To: Stouder, Heather <HStouder@cityofmadison.com>
Cc: Parks, Timothy <TParks@cityofmadison.com>; Evers, Tag <district13@cityofmadison.com>
Subject: Conditional Use (CU) Permit application by Edgewood High School (File #60001)

Dear Plan Commission,

I have lived in the Vilas and Dudgeon-Monroe neighborhoods since 1974.

I oppose Edgewood's application request for a Conditional Use (CU) Permit to install lights at their Stadium,
which is before the Plan Commission on May 11, 2020.

If some type of compromise were included, I would still oppose the request. Edgewood's past behavior almost guarantees that they would not follow any type of compromise. The City also seems reluctant to enforce any type of conditions on Edgewood.

Installation of lights at Edgewood's Stadium clearly does not meet the CU standard that " The uses, values and enjoyment of other property in the neighborhood, for purposes already established, will not be substantially impaired or diminished in any foreseeable manner."

The neighborhoods' homes, residents, Lake Wingra Watershed, environment, darkness, and adjoining parks would all be adversely impacted by the lights, sound system, crowds, noise, and traffic of night games.

Edgewood claims that it was here first. No, first came the land, the lakes, the birds and other creatures,
the darkness, and the quiet, which helped to make the this area so desirable for neighborhoods.

I urge the Plan Commission to support the neighborhoods, and vote no on Edgewood's

requested permit to install lights.

To vote otherwise would set a neighborhood damaging precedent for other such requests made to the city.

Thank you for your consideration,

Dan Anderson
1521 Vilas Ave.
Madison, WI

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: Fw: Lights for the stadium are a bad idea AND a breach of trust
Date: Wednesday, April 29, 2020 6:08:21 PM

From: David Leeper <daveleeper@gmail.com>
Sent: Wednesday, April 29, 2020 5:28:06 PM
To: Stouder, Heather; All Alders; Mayor
Subject: Lights for the stadium are a bad idea AND a breach of trust

To the Plan Commission,

I live on Terry Place- one block removed from the EHS practice field. I have been a neighbor for over 25 years and have always respected and appreciated Edgewood as a highborn. I don't know how many more times I need to write or participate in community and government forums, but this is an important issue that will affect our neighborhood for generations so I do not plan to give up. People come to Wingra Park at night to observe meteor showers and other dark-sky events; children, and elders, like myself, often go to bed early; this simply is not the right place to build a stadium.

I am sure you have seen the 2015 news article in which EHS promised they would never play games or ask for lights- because it would never be accepted by the neighborhood. What do you make of this statement? Was it a straight out lie to get agreement on the practice field improvements? It seems to be a calculated deception; the same kind of deception EHS presented to the neighborhood when they said Middleton no longer allowed them to use their football field. That statement failed to let people know Middleton was perfectly willing to continue the arrangement for the field and thought it had worked out well. In fact, emails show Middleton was surprised when EHS ended their agreement to use the field.

Building a stadium at the corner of Woodrow and Monroe is a bad idea- and it is just as bad when it is done in several small, deceptive steps, rather than out in the open. To reward EHS for engaging in this kind of deception adds a reward for unethical behavior to a really bad idea. This cannot be good for our city.

You may be tempted to think it will all be over if you just give EHS what they want- but it won't. Lights and games at the corner of Monroe and Woodrow will lead to years of struggle and hostility, and it does not have to be this way.

I hope you will vote to deny the EHS request for lights.

Thank you,

Dave Leeper
866 Terry Pl.

From: [Parks, Timothy](#)
To: [Cleveland, Julie](#)
Subject: FW: Edgewood Lights
Date: Thursday, April 30, 2020 10:20:51 AM

From: Torrey Jaeckle <torrey.jaeckle@gmail.com>
Sent: April 30, 2020 10:14 AM
To: Parks, Timothy <TParks@cityofmadison.com>
Subject: Edgewood Lights

Dear Planning Commission,

I am writing in SUPPORT of the Edgewood High School athletic field light application. I have looked at the detail of their plans and believe it is a sound plan which would not lead to spillover lighting for surrounding neighbors. I have been to high school athletic fields all around Dane County and have seen numerous examples of fields with lights coexisting peacefully with nearby neighbors. I urge you to vote in support of Edgewood's lighting application.

Thanks,

Torrey Jaeckle
4001 Chippewa Drive
Madison, WI 53711
torrey.jaeckle@gmail.com | Cell 608.669.5401 | Home 608.661.0286

From: Scott Spoolman <sspoolman@gmail.com>

Sent: April 30, 2020 10:22 AM

To: Stouder, Heather <HStouder@cityofmadison.com>

Cc: Mayor <Mayor@cityofmadison.com>; Parks, Timothy <TParks@cityofmadison.com>; Tucker, Matthew <MTucker@cityofmadison.com>; Evers, Tag <district13@cityofmadison.com>

Subject: Vote no installing lights on the Edgewood High School field [file #60001]

To the Plan Commission,

I live at 2317 West Lawn Avenue, a block away from Edgewood's practice field. I am strongly opposed to Edgewood's proposal to erect 80-foot lights on that field. In the past year or two, we have noticed a dramatic change in the noise level generated by events on the practice field, including those held early on several weekend mornings when we were accustomed to enjoying the peace and quiet of our neighborhood, as well as events at other times on many days. We have tolerated this unhappily, but would find it unacceptable to have these noisy events extended into the evening hours, currently the only time when we can count on peace and quiet we used to enjoy.

This is a compact old neighborhood. The practice field is in close proximity to dozens of homes. Many of us have invested years and significant amounts of capital in our homes and neighborhood. Until recent years, Edgewood has been a good neighbor, but that is increasingly untrue. Their changes are significantly and negatively affecting the neighborhood. If they are allowed to expand the practice field activities any further, these effects will be intolerable. I find it hard to believe that the families of participants in those practice field events would welcome such changes to their neighborhoods, most of which are in Fitchburg and elsewhere in Madison.

It is grossly unfair of Edgewood to expect its neighbors to put up with any more noise than they already generate, not to mention more crowds, traffic, litter, and light pollution. A strong majority of Edgewood's neighbors oppose this and the school administrators know it. That they are pushing such changes at a time of a pandemic emergency is even more unfair and certainly unethical. I urge you to protect our neighborhood by denying Edgewood's applications for any further changes to its practice field, and to thereby protect all neighborhoods by preventing the setting of a bad precedent.

Sincerely,

Scott Spoolman

2317 West Lawn Ave.

From: [Tom Merfeld](#)
To: [Parks, Timothy](#)
Subject: Support for Edgewood Lighting request
Date: Friday, May 01, 2020 9:23:26 AM

I **support** Edgewood High School's conditional use application to the City of Madison to add lights to its field. It is fair.

Tom Merfeld
(608) 577-8460

From: [scheller steve](#)
To: [Parks, Timothy](#)
Subject: In support of Goodman Athletic Complex at Edgewood High School
Date: Friday, May 01, 2020 9:29:15 AM

Good morning Commission,

I would like to express my support for the improvements to the EHS Athletic field, and hope that you will see the benefits in doing the same.

Starting with the Goodman name speaks for itself, as the Goodman Foundation has improved the City of Madison landscape immeasurably through its charitable gifts to the community. This project will continue in promoting healthy lifestyles, the life-long benefits of athletics, and exercise to all of our young student/athletes, from kindergarten through high school. Also benefitting the community surrounding EHS, and the City as a whole. This is really about allowing these young students more opportunities to enrich themselves. The benefits of high school age athletics is undeniable, and has been well documented through study after study.

Looking optimistically down the road, beyond the current COVID-19 restrictions and lockdowns, being together outside will be just what "the doctor ordered". Walking to a Edgewood High School athletic event(keep in mind, this will most likely be not more than a couple hundred spectators), then after the contest grabbing a bite to eat at the pizzeria down the street with your family and friends. This will no doubt benefit the local bars and restaurants, who will so badly need it.

I thank you for your consideration!

Sincerely,

Steve Scheller

From: [Parks, Timothy](#)
To: [Cleveland, Julie](#)
Subject: FW: Edgewood High School Lighting Permit Request
Date: Friday, May 01, 2020 1:19:35 PM

From: Kevin Klestinski <kklestin@yahoo.com>
Sent: May 01, 2020 12:53 PM
To: Parks, Timothy <TParks@cityofmadison.com>; Planning <planning@cityofmadison.com>
Subject: Edgewood High School Lighting Permit Request

Planning Commission,

Thank you for taking the time to review Edgewood High School's Lighting Permit proposal. I would highly encourage you to approve this permit for the following reasons:

1. Edgewood just wants to be on equal footing as the rest of the high schools in the city that have chosen to have lights on their property. Why would Edgewood be any different as they are all found in neighborhoods? Memorial and Lafollette for example.

2. The recent addition of lights that the city is putting in at Burr Jones park for the enjoyment of the community. On the construction document, it indicates:

The result is a system that makes Musco's great lighting even better.

Better for Players... who want to perform their best and be able to track the entire flight of the ball.

Better for Neighbors... who don't want glare in or around their homes or lights left on when not in use.

Better for the Night Sky... with bright, uniform light directed onto the field and not spilling above it.

Why is this good for the City of Madison, but not for Edgewood High School if they follow similar rules.

3. Community. If the corona virus has taught us nothing else is that we all long for a sense of community.

Thank you for considering this matter and look forward to the day when Edgewood will be placed on equal footing as the other High School Sports Complexes in the city and surrounding areas.

Sincerely

Kevin Klestinski
Edgewood Parent

Name: Kevin Dittmar

Address: 701 Knickerbocker, Madison, WI 53711

Email: ksbayfive@gmail.com

Would you like us to contact you? Yes, by email

Message:

I have lived within 3 blocks of Edgewood for the last 4 years. I enthusiastically SUPPORT all athletic field improvements desired by the school, including, lighting, scoreboard, public address, etc. Camp Randall seats 80,000 people in a stadium less than a mile away!!

My name is Richard Friday. We have lived at 1050 Woodrow St. across the street from Edgewood for over 40 years. I'm asking you to turn down Edgewood High School's request for stadium lighting as well as future requests for amplified sound.

The Edgewood schools already intrude upon the neighborhood with noise and light pollution, traffic and parking issues. These have escalated significantly over the past several years and are getting worse. It is transforming the neighborhood. Some people have already moved because of it.

Last winter the Mayor, City Council, and the City Attorney threw the neighborhood under the bus when they allowed Edgewood to exit their Master Plan agreement. They did it in spite of overwhelming opposition from the DMNA, Vilas Neighborhood association, Greenbush Neighborhood Association, the Alder and the recommendation of the Plan Commission. There was also intense opposition from close neighbors who formed the "No New Stadium" group and obtained legal council. The decision to let Edgewood out of their agreement, perhaps because of the religious discrimination threatened lawsuit, was outrageous. ENOUGH IS ENOUGH !!! Just say "NO".

Edgewood High School is a tax exempt, private commuter school. About three fourths of their students come from outside of the neighborhood. They drive in from Fitchburg, Verona, Middleton, Shorewood, Maple Bluff and points beyond. When combined with college traffic and Monroe St. commuters as well as insufficient parking, the neighborhood is already stretched. Don't add to it with a sports venue.

Last fall there was a sporting event on the Edgewood athletic field. This was in violation of their Master Plan agreement which the city refused to enforce. That particular game was between the UW lacrosse club and Minnesota. There is no question that Edgewood's intent is to develop the field as a sport's venue. They refuse to engage in dialogue with the neighbors and the alder. It has nothing to do with six night high school football games. Their plans are not compatible with the neighborhood's needs and damage the livability of the neighborhood while decreasing the value of nearby properties. They are also not compatible with the city's guidelines for development. Do the right thing. Turn down their request.

Richard Friday
1050 Woodrow St.
Madison, Wi. 53711

From: Stouder, Heather
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: Fw: Meeting
Date: Friday, May 01, 2020 5:00:57 PM

From: Evers, Tag
Sent: Friday, May 1, 2020 4:25:33 PM
To: Stouder, Heather
Subject: Fw: Meeting

Heather,

Please add this email thread to the file.

Thanks and be well.

Tag

Tag Evers

DISTRICT 13 ALDER
CITY OF MADISON
(608) 424-2580
district13@cityofmadison.com

Subscribe to my blog at www.cityofmadison.com/council/district13/blog

From: Evers, Tag
Sent: Friday, May 1, 2020 2:44 PM
To: Elliott, Michael
Subject: Re: Meeting

Mike,

Thanks for getting back to me. I must admit, I'm very disappointed in your decision.

In my view, you're missing out on a big opportunity to rebuild trust with the neighborhood.

Stay safe.

Tag

Tag Evers

DISTRICT 13 ALDER
CITY OF MADISON
(608) 424-2580
district13@cityofmadison.com

Subscribe to my blog at www.cityofmadison.com/council/district13/blog

From: Elliott, Michael <michael.elliott@edgewoodhs.org>
Sent: Thursday, April 30, 2020 3:18 PM
To: Evers, Tag

Subject: Re: Meeting

Tag

I am well, thanks for asking. I hope you are also.

Sorry for the delayed response. My plan was to see if the city would be able to come up with a process to provide the opportunity for public opinion to be heard. I watched the last couple of meetings and feel they have come up with a good process. One could argue that this process is easier for elderly neighbors to go online, watch and comment from home rather than try to get a parking spot, then a seat and possibly stand in a full room for hours waiting for the agenda to get to their topic.

Based on what I have seen, the city seems to be doing a very good job keeping business moving and providing the avenue for citizens to share their support or concern. Because of this, I do not see any reason to refer.

We notified you, the city and the neighborhoods of our intentions and schedules on February 11 because we wanted to be able to handle our late summer and fall sports practice and competition needs. A delay would challenge our ability to meet those needs.

I hope you understand.

Stay well,
Mike

On Wed, Apr 29, 2020 at 8:08 PM Evers, Tag <district13@cityofmadison.com> wrote:

Hi Mike,

Perhaps you missed the email I sent earlier. With these crazy mixed-up times, I know how easy it is to get distracted. But I want to circle back and ask you to request Planning staff to refer your conditional use permit application that is scheduled for the May 11 Plan Commission meeting.

Some elderly neighbors will have difficulty using the online technology to participate in this meeting and it will be very challenging to get their input.

If there is some timing issue I am not aware of, please let me know, but it doesn't appear to me to urgent since it is unlikely that any large gatherings will be permitted for many months to come. Happy to chat.

I trust you are safe and well.

Tag

Tag Evers

DISTRICT 13 ALDER
CITY OF MADISON
(608) 424-2580
district13@cityofmadison.com

Subscribe to my blog at www.cityofmadison.com/council/district13/blog

From: Evers, Tag

Sent: Tuesday, March 24, 2020 3:38 PM

To: Elliott, Michael

Subject: Re: Meeting

Hi Mike,

I ended up not going to Mexico, and have been working non-stop on my day job rescheduling shows for the fall. We've also been very busy at the City, as you can well imagine. We are at an all-hands-on-deck situation.

It's for that reason I'm asking you to delay your application. We have a lot of elderly residents who live near your campus, and it will be very challenging to get their input.

With the Governor's shelter-in-place order in effect until April 24, we all need focus on keeping people safe.

If by chance, we are able to turn this around sooner, great. If that happens, it will be because we have taken the appropriate measures to flatten the curve so as to avoid overwhelming our hospitals.

I trust you and your loved ones are safe and well.

Kindly,

Tag

Tag Evers

DISTRICT 13 ALDER
CITY OF MADISON
(608) 424-2580
district13@cityofmadison.com

Subscribe to my blog at www.cityofmadison.com/council/district13/blog

From: Elliott, Michael <michael.elliott@edgewoodhs.org>

Sent: Monday, March 9, 2020 9:16 AM

To: Evers, Tag

Subject: Re: Meeting

Tag

Thank you for your time and feedback this morning. I feel the time was well spent and very helpful for us to move forward in our relations. Your feedback on how we can begin to earn back neighbors trust was fair and honest and made sense.

I am very much looking forward to more dialog on this topic and others in the neighborhood.

Thank you,
Mike

On Thu, Mar 5, 2020 at 5:41 PM Evers, Tag <district13@cityofmadison.com> wrote:

Mike,

I'd be glad to meet with you and Steve to learn more of what you're proposing.

I have early mornings free every day next week.

Let me know, please, what works best for you.

Very best,

Tag

Tag Evers

DISTRICT 13 ALDER
CITY OF MADISON
(608) 424-2580
district13@cityofmadison.com

Subscribe to my blog at www.cityofmadison.com/council/district13/blog

From: Elliott, Michael <michael.elliott@edgewoodhs.org>

Sent: Wednesday, March 4, 2020 4:17 PM

To: Evers, Tag

Subject: Meeting

Tag

I hope all is well with you.

I am reaching out to see if You, Steve Krantz our Board President and I could get together for a meeting to discuss our CUP direction.

Let me know a time and date that works for you.

Thank you,

Mike

--

Michael Elliott
President
Edgewood High School of the Sacred Heart
2219 Monroe St. Madison, WI 53711
(608) 257-1023 x 103
edgewoodhs.org | facebook.com/EdgewoodHS

--

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From: [Ethington, Ruth](#) on behalf of [Planning](#)
To: [Cleveland, Julie](#)
Subject: FW: Vote NO on lighting up the night sky #60001
Date: Monday, May 04, 2020 6:48:13 AM

From: Sandy Kampen <skampen@charter.net>
Sent: Sunday, May 03, 2020 7:43 PM
To: Planning <planning@cityofmadison.com>
Subject: Vote NO on lighting up the night sky #60001

To the Plan Commission,

I am fourth generation to live in my Jefferson Street home. I also am a huge sports enthusiast and long-time Badger Football Season ticket holder. So sports are not my issue. **My quality of life is my concern.**

The uses, values and enjoyment of my residence will be substantially impaired and diminished by the bright lights, loud noise and traffic that accompany competitive night games.

I am extremely concerned over how Edgewood HS wants to change my neighborhood and what the impact will be. Unlimited night games and potential special events will be disruptive to our entire community and destructive to the environment.

Without any restrictions and limitations, this will become the first of many ways EHS will amend their master plan.

Please vote NO on Edgewood's application for stadium lights.

Thank you,
Sandy and Sharon Kampen
1914 Jefferson St (three blocks from Edgewood)
Madison, WI

From: [Ethington, Ruth](#) on behalf of [Planning](#)
To: [Cleveland, Julie](#)
Subject: FW: Edgewood High School conditional use permit
Date: Monday, May 04, 2020 6:48:27 AM

From: Val <val_757@hotmail.com>
Sent: Sunday, May 03, 2020 4:06 PM
To: Planning <planning@cityofmadison.com>
Subject: Edgewood High School conditional use permit

Dear Committee:

I am writing to let you know my input regarding the use of the field.
I am not in favor of approval of a lighting and/or sound permit.

Monroe Street has greatly increased it's footprint with traffic, housing, and overall business. Adding multiple weekend events will make this even more hazardous for travel. And the proximity to Lake Wingra would cause both noise and light pollution to spread much further than the immediate neighborhood.

Plus Edgewood has tried to sidestep the appropriate methods of going getting approvals for their changes and should not be rewarded for such egregious behaviors. There are other high schools (much larger high schools) in our community without athletic fields on their campuses and they do just fine. The students attending Edgewood will not have a substandard education or extracurricular experience due to the lack of lighting and/or sound.

Thank you for your attention.

Valerie Schend
4913 Paul Ave
Madison 53711

"When inspiration calls, listen carefully."

From: [Ethington, Ruth](#) on behalf of [Planning](#)
To: [Cleveland, Julie](#)
Subject: FW: Vote NO on lighting up the night sky #60001
Date: Monday, May 04, 2020 6:48:36 AM

From: Andrea Straus <ms.amstraus@gmail.com>
Sent: Sunday, May 03, 2020 11:19 AM
To: Planning <planning@cityofmadison.com>
Subject: Vote NO on lighting up the night sky #60001

To the Plan Commission,

This is to object to the Edgewood request for night lighting.

Game noise can be clearly heard through the triple-pane windows of my house at 2325 West Lawn Avenue. My elderly neighbors comment that they too hear every comment and find it intrusive. It is loud enough that early morning games wake us up, and we have trouble carrying on a conversation or hearing the TV. Noise from afternoon games by the school I consider part of being in a neighborhood. Night games, and a full schedule of other schools renting the space are not.

Another concern: we have not found Edgewood to honor their commitments or be responsive to complaints. While this does not impact their rights to install lighting and run night games, it does speak to the need for monitoring and recording violations of any plan to do so. Much of the no doubt tiresome emotional venting by the neighborhood is in response to Edgewood's behavior.

Finally, the city's decisions in regards to Edgewood appear to be unduly influenced by their lawsuit threats. This undermines faith in the city and encourages other well-funded causes to coerce government. This corruption of democracy concerns me quite apart from the Christian right agenda of the lawsuit, although that also disturbs me.

Thank you for your attention to this matter,
Andrea Straus and Robert David Shaul
2325 West Lawn Ave

From: [Ethington, Ruth](#) on behalf of [Planning](#)
To: [Cleveland, Julie](#)
Subject: FW: Edgewood's Stadium Plan-- Compromise!!
Date: Monday, May 04, 2020 6:49:28 AM

From: Barbara Erlenborn <bjerlenb@wisc.edu>
Sent: Saturday, May 02, 2020 7:56 AM
To: Planning <planning@cityofmadison.com>; All Alders <allalders@cityofmadison.com>
Cc: Barbara Erlenborn <bjerlenb@wisc.edu>
Subject: Edgewood's Stadium Plan-- Compromise!!

Dear Mayor, Plan Commission, and Alders,
Is a compromise possible? My heart says says... YES! YES... Edgewood should use its athletic field. My heart says... YES, USE THE FIELD, BUT WITH RESTRICTIONS. My Heart & Head Say... COMPROMISE. A compromise must be reached. This is only possible if both sides talk this thing through. Having a hearing on May 11 will not be conducive to a compromise. Please postpone the May 11 hearing. Make both sides sit down (6 feet apart) and listen to what both sides need. Edgewood NEEDS revenue. The neighborhood NEEDS a peaceful nights sleep. We can make this work. I have worked on Edgewood issues in the past and will do so now to reach a compromise. Sincerely, Barbara Erlenborn, 2316 West Lawn Avenue, Madison.....P.S. I love living in this neighborhood (a stone's throw from the athletic field). The neighborhood is a sanctuary for birds, fish and people. Please help us keep it this way. Postpone the hearing and make folks talk to one another!

To the Plan Commission,

The uses, values and enjoyment of my residence will be substantially impaired and diminished by the bright lights, loud noise and traffic that accompany competitive night games.

Edgewood is already permitted to play unlimited day games . Unlimited night games would be disruptive to the entire community and destructive to the environment.

Please vote NO on Edgewood's application for stadium lights.
Thank you,

From: [Ethington, Ruth](#) on behalf of [Planning](#)
To: [Cleveland, Julie](#)
Subject: FW: Vote NO on lighting up the night sky #60001
Date: Monday, May 04, 2020 6:49:38 AM

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

From: Jeanette Froehle <jeanette@tds.net>
Sent: Friday, May 01, 2020 4:22 PM
To: Planning <planning@cityofmadison.com>
Subject: Vote NO on lighting up the night sky #60001

To the Plan Commission,

I am writing in opposition to approval of Egewood's lighting application. They are located in the heart of a neighborhood. More people would suffer from this proposal than would benefit.

Thank you.

Jeanette

The uses, values and enjoyment of my residence will be substantially impaired and diminished by the bright lights, loud noise and traffic that accompany competitive night games.

Edgewood is already permitted to play unlimited day games . Unlimited night games would be disruptive to the entire community and destructive to the environment.

Please vote NO on Edgewood's application for stadium lights.

Thank you,

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: FW: Vote no installing lights on the Edgewood High School field [file #60001]
Date: Monday, May 04, 2020 7:56:59 AM

From: Paul O'Flanagan <paul@oflanaganlaw.com>
Sent: Monday, May 4, 2020 7:56 AM
To: Stouder, Heather <HStouder@cityofmadison.com>; ajstatz2@madison.k12.wi.us; bacantrell@charter.net; erics@cows.org; klanespencer@uwalumni.com; keetrasburn@gmail.com; jshagenow@yahoo.com; ledell.zellers@gmail.com; Lemmer, Lindsay <district3@cityofmadison.com>; Rummel, Marsha <district6@cityofmadison.com>; hiwayman@chorus.net; Heck, Patrick <district2@cityofmadison.com>
Cc: Parks, Timothy <TParks@cityofmadison.com>; Tucker, Matthew <MTucker@cityofmadison.com>; Evers, Tag <district13@cityofmadison.com>
Subject: Vote no installing lights on the Edgewood High School field [file #60001]

To the Plan Commission,

First, I am amazed and angry that you are hearing Edgewood's petition to install lights on their field during a pandemic. It feels like you are allowing Edgewood to try to get a controversial improvement through with as little public input as possible during the most severe public health crises in the last 100 years. Just because you can do something does not mean that you should.

Regardless, the installation of lights on this campus field in such close proximity to homes and the Lake Wingra watershed is a mistake. Lights will allow the school to use the field continuously. Paired with the amplified sound that will accompany events, it introduces a health hazard and diminishes the intrinsic value of the community.

Would you vote for a similar facility directly across the street from your home or would you be concerned about it negatively impacting your quality of life?

Please vote no.

Best Wishes,
Paul O'Flanagan
862 Woodrow Street
Madison, WI 53711
Tel. (608)-630-5068

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From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: FW: Support for Edgewood Lights
Date: Monday, May 04, 2020 8:15:57 AM

From: Steven Krantz <skrantz@princetongroupsports.com>
Sent: Monday, May 4, 2020 8:15 AM
To: Stouder, Heather <HStouder@cityofmadison.com>
Subject: Support for Edgewood Lights

Heather,

I live in Vilas at 1715 Adams Street and I fully support the Edgewood lights. Based on everything I have seen, read, and heard, these lights and this plan exceeds the city of Madison requirements and are what was installed at Burr Jones Park recently and also at Memorial High School a few years back.

From speaking to many neighbors, most do not feel there will be any material impact to the quality of life in the adjoining neighborhoods but I do recognize there are a few vocal opponents. The Vilas neighborhood's decision to not take a position is indicative of this.

Please help this process through as this has gone on long enough – exhausting valuable time and taxpayer dollars that could be spent elsewhere.

Thank you for your consideration.

Steven Krantz
Vice President
Princeton Group, Inc
608-554-0700 x 250

From: [Ethington, Ruth](#) on behalf of [Planning](#)
To: [Cleveland, Julie](#)
Subject: FW: Vote NO on #60001
Date: Monday, May 04, 2020 9:05:55 AM

From: Peggy ROSIN <peggy.rosin@wisc.edu>
Sent: Monday, May 04, 2020 8:58 AM
To: Planning <planning@cityofmadison.com>
Subject: Vote NO on #60001

To the Plan Commission,

I oppose allowing Edgewood to install stadium lights and amplified sound lights which is on the City Planning Commission's agenda for May 11th. I believe that the planned changes to the Edgewood stadium violate a number of the conditions for approval based on the recommendations of the City of Madison Comprehensive plan including: 1) detriment to public health and general welfare due to noise and light pollution and 2) will greatly effect the value and enjoyment of the surrounding neighborhood. I also worry about the impact of increased traffic, noise and light on the wildlife around lake Wingra.

Thank you for your efforts for our city.

Peggy Rosin
1515 Vilas Avenue
Madison, WI 53711

From: [Parks, Timothy](#)
To: [Cleveland, Julie](#)
Cc: [Strange, John](#)
Subject: FW: 2017 Wisconsin Act 67 / File # 60001
Date: Monday, May 04, 2020 9:22:09 AM
Attachments: [2017WisconsinAct67.pdf](#)

One more on EHS...

From: Steve Wendler <stephen.wendler@gmail.com>
Sent: May 04, 2020 9:03 AM
To: Parks, Timothy <TParks@cityofmadison.com>
Subject: 2017 Wisconsin Act 67 / File # 60001

As the Plan Commission reviews Edgewood's request for lighting at their athletic complex it is important to remind them to act in accordance of the 2017 Wisconsin Act 67 which addresses the standards for granting conditional use permits.

The decision by the Planning Commission and City Council has to be based on the following;

“Substantial evidence” means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the county ordinance or those imposed by the county zoning board, the county shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.

The request before the Plan Commission meets the requirements. If it is acceptable for MMSD, UW, and the City of Madison to utilize lights for activities, so should it be for Edgewood. If the health and well being of other neighborhoods hasn't prohibited the use of lights - then it can't be used in this instance either.

Attached is a copy of 2017 Wisconsin Act 67.

Regards,

Steve Wendler

State of Wisconsin



2017 Assembly Bill 479

Date of enactment: **November 27, 2017**

Date of publication*: **November 28, 2017**

2017 WISCONSIN ACT 67

AN ACT *to renumber and amend* 59.694 (7) (c) and 62.23 (7) (e) 7.; *to amend* 59.69 (10e) (title), 59.69 (10e) (a) 1., 59.69 (10e) (b), 60.61 (5e) (title), 60.61 (5e) (a) 1., 60.61 (5e) (b), 62.23 (7) (hb) (title), 62.23 (7) (hb) 1. a. and 62.23 (7) (hb) 2.; and *to create* 59.69 (5e), 59.694 (7) (c) 1., 59.694 (7) (c) 3., 60.61 (4e), 60.62 (4e), 62.23 (7) (de), 62.23 (7) (e) 7. a., 62.23 (7) (e) 7. d., 66.10015 (1) (e), 66.10015 (2) (e), 66.10015 (4), 227.10 (2p) and 710.17 of the statutes; **relating to:** limiting the authority of local governments to regulate development on substandard lots and require the merging of lots; requiring a political subdivision to issue a conditional use permit under certain circumstances; standards for granting certain zoning variances; local ordinances related to repair, rebuilding, and maintenance of certain nonconforming structures; and the right to display the flag of the United States.

The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:

SECTION 2. 59.69 (5e) of the statutes is created to read:

59.69 (5e) **CONDITIONAL USE PERMITS.** (a) In this subsection:

1. "Conditional use" means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a county, but does not include a variance.

2. "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

(b) 1. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the county ordinance or those imposed by the county zoning board, the county shall grant the conditional use permit. Any condition imposed must be

related to the purpose of the ordinance and be based on substantial evidence.

2. The requirements and conditions described under subd. 1. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the county relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The county's decision to approve or deny the permit must be supported by substantial evidence.

(c) Upon receipt of a conditional use permit application, and following publication in the county of a class 2 notice under ch. 985, the county shall hold a public hearing on the application.

(d) Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the county may impose conditions such as the permit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance or by the county zoning board.

* Section 991.11, WISCONSIN STATUTES: Effective date of acts. "Every act and every portion of an act enacted by the legislature over the governor's partial veto which does not expressly prescribe the time when it takes effect shall take effect on the day after its date of publication."

(e) If a county denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures contained in s. 59.694 (10).

SECTION 3. 59.69 (10e) (title) of the statutes is amended to read:

59.69 (10e) (title) REPAIR, REBUILDING, AND MAINTENANCE OF CERTAIN NONCONFORMING STRUCTURES.

SECTION 4. 59.69 (10e) (a) 1. of the statutes is amended to read:

59.69 (10e) (a) 1. "Development regulations" means the part of a zoning ordinance enacted under this section that applies to elements including setback, height, lot coverage, and side yard.

SECTION 5. 59.69 (10e) (b) of the statutes is amended to read:

59.69 (10e) (b) An ordinance enacted under this section may not prohibit, or limit based on cost, or require a variance for the repair, maintenance, renovation, rebuilding, or remodeling of a nonconforming structure or any part of a nonconforming structure.

SECTION 8. 59.694 (7) (c) of the statutes is renumbered 59.694 (7) (c) 2. and amended to read:

59.694 (7) (c) 2. To authorize upon appeal in specific cases variances from the terms of the ordinance that will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance will result in unnecessary hardship, and so that the spirit of the ordinance shall be observed and substantial justice done.

4. A county board may enact an ordinance specifying an expiration date for a variance granted under this paragraph if that date relates to a specific date by which the action authorized by the variance must be commenced or completed. If no such ordinance is in effect at the time a variance is granted, or if the board of adjustment does not specify an expiration date for the variance, a variance granted under this paragraph does not expire unless, at the time it is granted, the board of adjustment specifies in the variance a specific date by which the action authorized by the variance must be commenced or completed. An ordinance enacted after April 5, 2012, may not specify an expiration date for a variance that was granted before April 5, 2012.

5. A variance granted under this paragraph runs with the land.

SECTION 9. 59.694 (7) (c) 1. of the statutes is created to read:

59.694 (7) (c) 1. In this paragraph:

a. "Area variance" means a modification to a dimensional, physical, or locational requirement such as the setback, frontage, height, bulk, or density restriction for a structure that is granted by the board of adjustment under this subsection.

b. "Use variance" means an authorization by the board of adjustment under this subsection for the use of

land for a purpose that is otherwise not allowed or is prohibited by the applicable zoning ordinance.

SECTION 10. 59.694 (7) (c) 3. of the statutes is created to read:

59.694 (7) (c) 3. A property owner bears the burden of proving "unnecessary hardship," as that term is used in this paragraph, for an area variance, by demonstrating that strict compliance with a zoning ordinance would unreasonably prevent the property owner from using the property owner's property for a permitted purpose or would render conformity with the zoning ordinance unnecessarily burdensome or, for a use variance, by demonstrating that strict compliance with the zoning ordinance would leave the property owner with no reasonable use of the property in the absence of a variance. In all circumstances, a property owner bears the burden of proving that the unnecessary hardship is based on conditions unique to the property, rather than considerations personal to the property owner, and that the unnecessary hardship was not created by the property owner.

SECTION 11. 60.61 (4e) of the statutes is created to read:

60.61 (4e) CONDITIONAL USE PERMITS. (a) In this subsection:

1. "Conditional use" means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a town, but does not include a variance.

2. "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

(b) 1. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the town ordinance or those imposed by the town zoning board, the town shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.

2. The requirements and conditions described under subd. 1. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the town relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The town's decision to approve or deny the permit must be supported by substantial evidence.

(c) Upon receipt of a conditional use permit application, and following publication in the town of a class 2 notice under ch. 985, the town shall hold a public hearing on the application.

(d) Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the town may impose conditions such as the permit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance or by the town zoning board.

(e) If a town denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures described in s. 59.694 (10).

SECTION 12. 60.61 (5e) (title) of the statutes is amended to read:

60.61 (5e) (title) REPAIR, REBUILDING, AND MAINTENANCE OF CERTAIN NONCONFORMING STRUCTURES.

SECTION 13. 60.61 (5e) (a) 1. of the statutes is amended to read:

60.61 (5e) (a) 1. "Development regulations" means the part of a zoning ordinance ~~enacted under this section~~ that applies to elements including setback, height, lot coverage, and side yard.

SECTION 14. 60.61 (5e) (b) of the statutes is amended to read:

60.61 (5e) (b) An ordinance ~~enacted under this section~~ may not prohibit, or limit based on cost, or require a variance for the repair, maintenance, renovation, rebuilding, or remodeling of a nonconforming structure or any part of a nonconforming structure.

SECTION 15. 60.62 (4e) of the statutes is created to read:

60.62 (4e) (a) In this subsection:

1. "Conditional use" means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a town, but does not include a variance.

2. "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

(b) 1. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the town ordinance or those imposed by the town zoning board, the town shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.

2. The requirements and conditions described under subd. 1. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the town relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The town's decision

to approve or deny the permit must be supported by substantial evidence.

(c) Upon receipt of a conditional use permit application, and following publication in the town of a class 2 notice under ch. 985, the town shall hold a public hearing on the application.

(d) Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the town may impose conditions such as the permit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance or by the town zoning board.

(e) If a town denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures described in s. 61.35.

SECTION 16. 62.23 (7) (de) of the statutes is created to read:

62.23 (7) (de) *Conditional use permits.* 1. In this paragraph:

a. "Conditional use" means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a city, but does not include a variance.

b. "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

2. a. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.

b. The requirements and conditions described under subd. 2. a. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the city relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The city's decision to approve or deny the permit must be supported by substantial evidence.

3. Upon receipt of a conditional use permit application, and following publication in the city of a class 2 notice under ch. 985, the city shall hold a public hearing on the application.

4. Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the city may impose conditions such as the permit's duration, transfer, or

renewal, in addition to any other conditions specified in the zoning ordinance or by the city zoning board.

5. If a city denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures contained in par. (e) 10.

SECTION 17. 62.23 (7) (e) 7. of the statutes is renumbered 62.23 (7) (e) 7. b. and amended to read:

62.23 (7) (e) 7. b. The board of appeals shall have the following powers: To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by an administrative official in the enforcement of this section or of any ordinance adopted pursuant thereto; to hear and decide special exception to the terms of the ordinance upon which such board is required to pass under such ordinance; to authorize upon appeal in specific cases such variance from the terms of the ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance will result in practical difficulty or unnecessary hardship, so that the spirit of the ordinance shall be observed, public safety and welfare secured, and substantial justice done.

e. The council of a city may enact an ordinance specifying an expiration date for a variance granted under this subdivision if that date relates to a specific date by which the action authorized by the variance must be commenced or completed. If no such ordinance is in effect at the time a variance is granted, or if the board of appeals does not specify an expiration date for the variance, a variance granted under this subdivision does not expire unless, at the time it is granted, the board of appeals specifies in the variance a specific date by which the action authorized by the variance must be commenced or completed. An ordinance enacted after April 5, 2012, may not specify an expiration date for a variance that was granted before April 5, 2012.

f. A variance granted under this subdivision runs with the land.

g. The board may permit in appropriate cases, and subject to appropriate conditions and safeguards in harmony with the general purpose and intent of the ordinance, a building or premises to be erected or used for such public utility purposes in any location which is reasonably necessary for the public convenience and welfare.

SECTION 18. 62.23 (7) (e) 7. a. of the statutes is created to read:

62.23 (7) (e) 7. a. In this subdivision, "area variance" means a modification to a dimensional, physical, or locational requirement such as a setback, frontage, height, bulk, or density restriction for a structure that is granted by the board of appeals under this paragraph. In this subdivision, "use variance" means an authorization by the board of appeals under this paragraph for the use of land for a purpose that is otherwise not allowed or is prohibited by the applicable zoning ordinance.

SECTION 19. 62.23 (7) (e) 7. d. of the statutes is created to read:

62.23 (7) (e) 7. d. A property owner bears the burden of proving "unnecessary hardship," as that term is used in this subdivision, for an area variance, by demonstrating that strict compliance with a zoning ordinance would unreasonably prevent the property owner from using the property owner's property for a permitted purpose or would render conformity with the zoning ordinance unnecessarily burdensome or, for a use variance, by demonstrating that strict compliance with a zoning ordinance would leave the property owner with no reasonable use of the property in the absence of a variance. In all circumstances, a property owner bears the burden of proving that the unnecessary hardship is based on conditions unique to the property, rather than considerations personal to the property owner, and that the unnecessary hardship was not created by the property owner.

SECTION 20. 62.23 (7) (hb) (title) of the statutes is amended to read:

62.23 (7) (hb) (title) *Repair, rebuilding, and maintenance of certain nonconforming structures.*

SECTION 21. 62.23 (7) (hb) 1. a. of the statutes is amended to read:

62.23 (7) (hb) 1. a. "Development regulations" means the part of a zoning ordinance ~~enacted under this subsection~~ that applies to elements including setback, height, lot coverage, and side yard.

SECTION 22. 62.23 (7) (hb) 2. of the statutes is amended to read:

62.23 (7) (hb) 2. An ordinance ~~enacted under this subsection~~ may not prohibit, or limit based on cost, the repair, maintenance, renovation, or remodeling of a nonconforming structure.

SECTION 23. 66.10015 (1) (e) of the statutes is created to read:

66.10015 (1) (e) "Substandard lot" means a legally created lot or parcel that met any applicable lot size requirements when it was created, but does not meet current lot size requirements.

SECTION 24. 66.10015 (2) (e) of the statutes is created to read:

66.10015 (2) (e) Notwithstanding any other law or rule, or any action or proceeding under the common law, no political subdivision may enact or enforce an ordinance or take any other action that prohibits a property owner from doing any of the following:

1. Conveying an ownership interest in a substandard lot.
2. Using a substandard lot as a building site if all of the following apply:
 - a. The substandard lot or parcel has never been developed with one or more of its structures placed partly upon an adjacent lot or parcel.
 - b. The substandard lot or parcel is developed to comply with all other ordinances of the political subdivision.

SECTION 25. 66.10015 (4) of the statutes is created to read:

66.10015 (4) Notwithstanding the authority granted under ss. 59.69, 60.61, 60.62, 61.35, and 62.23, no political subdivision may enact or enforce an ordinance or take any other action that requires one or more lots to be merged with another lot, for any purpose, without the consent of the owners of the lots that are to be merged.

SECTION 26. 227.10 (2p) of the statutes is created to read:

227.10 (2p) No agency may promulgate a rule or take any other action that requires one or more lots to be merged with another lot, for any purpose, without the consent of the owners of the lots that are to be merged.

SECTION 27. 710.17 of the statutes is created to read:

710.17 Right to display the flag of the United States. (1) DEFINITIONS. In this section:

(a) “Housing cooperative” means a cooperative incorporated under ch. 185 or organized under ch. 193 that owns residential property that is used or intended to be used, in whole or in part, by the members of the housing cooperative as their homes or residences.

(b) “Member of a homeowners’ association” means a person that owns residential property within a subdivision, development, or other similar area that is subject to any policy or restriction adopted by a homeowners’ association.

(c) “Member of a housing cooperative” means a member, as defined in s. 185.01 (5) or 193.005 (15), of a housing cooperative if the member uses or intends to use part of the property of the housing cooperative as the member’s home or residence.

(2) RIGHT TO DISPLAY THE FLAG OF THE UNITED STATES. (a) Except as provided in sub. (3), a homeowners’ association may not adopt or enforce a covenant, condition, or restriction, or enter into an agreement, that

restricts or prevents a member of the homeowners’ association from displaying the flag of the United States on property in which the member has an ownership interest and that is subject to any policy or restriction adopted by the homeowners’ association.

(b) Except as provided in sub. (3), a housing cooperative may not adopt or enforce a covenant, condition, or restriction, or enter into an agreement, that restricts or prevents a member of the housing cooperative from displaying the flag of the United States on property of the housing cooperative to which the member has a right to exclusive possession or use.

(3) EXCEPTIONS. A homeowners’ association or housing cooperative may adopt and enforce a covenant, condition, or restriction, or enter into an agreement, that does any of the following:

(a) Requires that any display of the flag of the United States must conform with a rule or custom for proper display and use of the flag set forth in [4 USC 5 to 10](#).

(b) Provides a reasonable restriction on the time, place, or manner of displaying the flag of the United States that is necessary to protect a substantial interest of the homeowners’ association or housing cooperative.

SECTION 28. Initial applicability.

(1) RIGHT TO DISPLAY THE FLAG OF THE UNITED STATES. The treatment of section 710.17 of the statutes first applies to a covenant, condition, or restriction that is adopted, renewed, or modified, or to an agreement that is entered into, renewed, or modified, on the effective date of this subsection.

(2) CONDITIONAL USE PERMITS. The treatment of sections 59.69 (5e), 60.61 (4e), 60.62 (4e), and 62.23 (7) (de) of the statutes first applies to an application for a conditional use permit that is filed on the effective date of this subsection.

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: FW: Edgewood High School proposal
Date: Monday, May 04, 2020 10:21:18 AM

From: Phillip Edmonds <phillipedmonds@me.com>
Sent: Monday, May 4, 2020 10:11 AM
To: Stouder, Heather <HStouder@cityofmadison.com>
Subject: Edgewood High School proposal

May 4, 2020

Mayor Satya Rhodes Conway, Plan Commission, All City Alderperson,
Office of the Mayor - City County Bldg
210 Martin Luther King Jr. Blvd
Madison, WI 53706

Dear Mayor Rhodes Conway,

I am writing to you to express concern about the proposals that Edgewood High School is making to change its way of conducting sporting events at their athletic field. I am very concerned about the noise levels that will be achieved by the public address system that they are proposing. I am also concerned about their proposal to install lights for night-time games.

Both of these proposals I am dead-set against for the following reasons. In a fundamental and basic way, we all know we are all connected, the same goes for a community. The community surrounding Edgewood High School, Vilas, Dudgeon Monroe, Regent Neighborhoods all interact and are affected by each other. Edgewood, being in the heart of these neighborhoods is an integral and connected part of the life that goes on in these neighborhoods. The use of lights on top of 80 foot towers and a public address system that will no doubt be heard on my street will fundamentally alter the livability value of all the neighborhoods mentioned. This is just not right and we must act in ways that support the larger community, the community that surrounds Edgewood High School.

It appears that some reasonable compromises could be worked out, but at this time there is too much rancor involved in the discussion among the interest groups to reach those compromises. I believe the neighborhoods are willing to compromise on something that will allow Edgewood to play its games and have a pleasant sporting event during daylight hours, but Edgewood seems hell-bent on producing events that are worthy of national television broadcast.

This has to be scaled back. Whether Edgewood High School likes it or not, they are located in neighborhoods that support a standard of life that is among the highest anywhere on this globe we call Earth! They must be accountable to the neighborhood and at this time, they are ignoring their duty to their community.

Please bring to bear the diplomacy and firm hand that you embody in this matter and require Edgewood to scale back its plans to create spectacle, and convince them to accept that they are being irresponsible to themselves, the surrounding communities and the city of Madison.

Sincerely,

Phillip Edmonds

[2438 Commonwealth Av.](#)

[Madison, WI 53711](#)

Approximately 900 feet away from the Edgewood High School Stadium

--

Phillip Edmonds

From: [Parks, Timothy](#)
To: [Cleveland, Julie](#)
Subject: FW: EHS Conditional Use Application
Date: Monday, May 04, 2020 11:46:17 AM

From: Karie Krantz <kariekrantz@gmail.com>
Sent: May 04, 2020 11:44 AM
To: Parks, Timothy <TParks@cityofmadison.com>
Subject: EHS Conditional Use Application

Dear Tim,

I am writing in support of Edgewood High School's conditional use application to install lights on their athletic field. As a resident in the Vilas neighborhood, I think the positives of these lights definitely outweigh the negatives (which is basically inconveniencing a few residents who purchased homes right next to a high school). These lights will be great for the EHS community and students, and will bring people to the Monroe St corridor to support Monroe St businesses that have suffered through a long construction project and now Covid-19 shutdowns. Edgewood's conditional use application meets and/or exceeds city requirements and is line with - or exceeds - previous conditional use applications for lights that have been granted without question. Thank you very much for all you do for our city - and for being a voice of reason during this process.

Stay well,
Karie Krantz
1715 Adams St.

--



The products will change your health. The opportunity will change your life.

From: [Anzelmo, Carol](#)
To: [All Alders](#)
Cc: [Parks, Timothy](#)
Subject: Please support lighting for Edgewood"s athletic field!
Date: Monday, May 04, 2020 2:42:56 PM

Please support the installation of lights that meet code (over and above, actually) so that Edgewood High School students can have the same right to play games on their home athletic field as every other high school in Madison (if not the entire USA).

Thank you.

From: [Stephanie Barth](#)
To: [Parks, Timothy](#)
Subject: Edgewood High School
Date: Monday, May 04, 2020 2:32:58 PM

I am asking for your support to install outdoor lighting at Edgewood High School. We are in full support and encourage you to continue to shepherd this ordinance through the Plan Commission and the Common Council. We have had children graduate from both Edgewood HS and James Madison Memorial High School and we currently have a daughter on the Track and Field team at Edgewood. We fully support all athletic events hosted on the campus of Edgewood schools. We have seen first hand the positive impact sports and athletics can have our children. Edgewood has acted in good faith. Let the kids play on their field.

Stephanie Barth
9205 Eaglewood Drive
Madison, WI 53593

From: [Cary, Mike](#)
To: [Parks, Timothy](#)
Subject: In Support of Edgewood HS Lighting Application
Date: Monday, May 04, 2020 2:29:44 PM

I am writing as an Madisonian, Alumnus and Employee of Edgewood HS to ask for your support in favor of the lighting application.

--

Michael S. Cary
Vice President of Business Operations
Edgewood High School of the Sacred Heart
2219 Monroe St., Madison WI 53711
608.257.1023 x167
edgewoodhs.org | facebook.com/EdgewoodHS

From: [Jane Clark](#)
To: [All Alders](#); [Parks, Timothy](#)
Cc: [Jane Clark](#)
Subject: Please support lighting for Edgewood's athletic field!
Date: Monday, May 04, 2020 2:44:34 PM
Attachments: [image001.png](#)

Alders and Plan Commission Members:

As a Madison resident and business owner, a parent of Edgewood students, and a proud Board member, I am writing to request your support of Edgewood High School's application for athletic field lighting.

Thank you,

Jane D. Clark
CEO and Managing Partner
Lake Effect HR & Law, LLC
C: 608-335-5241
O: 844-333-LAKE
F: 608-396-6337
www.LE-hrlaw.com



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From: [Kristin Dewey](#)
To: [All Alders](#)
Cc: [Parks, Timothy](#)
Subject: Please support lighting for Edgewood's athletic field!
Date: Monday, May 04, 2020 2:32:37 PM

I am in support of Edgewood High School. The students deserve to be able to play home games on their own field, just as all of the other area high schools are able to do. It is a sense of pride in a very important time during children's lives. For the neighbors to move next to a school and then complain that the school is doing what schools do (i.e. play games on their field), is nonsensical and sad to me. Please let these kids play.

From: [Haefer, Mary](#)
To: [Parks, Timothy](#)
Subject: Edgewood Field Lighting Application
Date: Monday, May 04, 2020 2:44:04 PM
Attachments: [image001.png](#)

I am asking for your support so that the Edgewood Crusaders can get lights for their field and play athletic competitions in the evenings like other schools. This community event is more important now as we will hopefully be able to come together in the future to support our kids who are participating in a productive endeavor.

Mary P. Haefer, JD, CPCU

HEAD OF CASUALTY CLAIMS

1600 Aspen Commons, Suite 300
Middleton, WI 53562

DIRECT 608.829.4826

MOBILE 608.513.2286

EMAIL mhaefer@CapSpecialty.com

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From: [Holli Kirchner](#)
To: [All Alders](#)
Cc: [Parks, Timothy](#)
Subject: Please support lighting for Edgewood's athletic field!
Date: Monday, May 04, 2020 2:43:23 PM

Hello.

My daughter was a student at Blessed Sacrament and is now a freshman attending EHS.

While we are not huge sports fans, we support the lighting for the Edgewood athletic field for two reasons. First, many of us have experienced the joy of celebrating a homecoming victory on our home field and other similar high school memories. I wish that for the kids who attend EHS. Second, EHS should have the same rules as the public schools in the Madison school district.

Please support lighting for the Edgewood athletic field.

Thank you.
Holli Kirchner

From: lois.a.krantz@gmail.com <lois.a.krantz@gmail.com>

Sent: May 04, 2020 1:44 PM

To: Parks, Timothy <TParks@cityofmadison.com>

Subject: Edgewood lighting for athletic field

Please vote in support of approving the lighting application for Edgewood High School Athletic Field. These students should have the same opportunity to have home games as all the other high schools in Madison and elsewhere.

Thank you,

Lois Krantz
8525 Blackwolf Dr.
Madison, WI
608-833-3608

From: [Lumina, Michael](#)
To: [Parks, Timothy](#)
Date: Monday, May 04, 2020 2:43:52 PM

Hello I am writing you and asking up to allow,lights and games to be played at Edgewood high school. The fact that Edgewood as wonderful facilities and would be a great addition to the Monroe street area. I know there are many people who are members of the monroe street neighborhood Association who do not want the field. I respect their opinions and understand what they are saying. Edgewood has been in the same location for 138 plus years., When the residents,brought their homes across from the street from a high school did they think Edgewood will not try to make improvements for the students at edgewood. Also at one of the meetings I heard them say that a football game would kill the fish. I was raised in the Bush until it was torn down. We also lived on Emerald street and we use to fish off the bridge going into the Arboretum . I can,tell u fish were dying from who know what. I dont think it was because of a sport activity. Also having the game at the Edgewood field is also a plus because students have to drive to Breese Stevens field or at Middleton HS. Also the economic impact on Monroe st would be a big boost to the community . My understanding is that the lights are powerful but only put out a trickle of light. I have went to Waunakee and seen these lights working. U can hardly tell they are on . I am also told that the sound system will be pointed toward the school. I am asking you to allow Edgewood to get the field going and that will allow present and future athletes to enjoy the high school experience. Look around the city Memorial has a facility and on a busy Mineral Point Road which has its share of accidents. Lafollette has a field on their campus and is in a neighborhood as is Memorial. East plays at Breese Stevens which is also in a neighborhood . West plays at Memorial and I have heard they would like their own field,, also in a neighborhood. When people moved there they should have thought this may happen. I say let's let the student athletics play the game. Sports teaches many life lessons. Let not take that from them and let them enjoy their high school experience. Who knows maybe the neighbors would enjoy the games also. Thank you!
Michael J. Lumina

From: Minnaert, Alan
To: [Parks, Timothy](#)
Subject: Edgewood Athletic Field Lights
Date: Monday, May 04, 2020 2:30:29 PM

Please note my support for approving lights on the Edgewood Athletic field. This will be an important addition for our school and athletic teams. The modern technology with these lights will have very little effect on the surrounding neighborhoods. Edgewood deserves to be treated in the same manner as our public high schools. Let there be lights!

Alan Minnaert
Religious Studies/Physical Education Teacher
Fellowship of Christian Athletes Moderator
Edgewood High School of the Sacred Heart
2219 Monroe St. Madison, WI 53711
(608) 770-3433
edgewoodhs.org | facebook.com/EdgewoodHS

From: [Susan Parisi](#)
To: [Parks, Timothy](#)
Subject: EHS Lighting Application
Date: Monday, May 04, 2020 2:42:03 PM

I would like to voice my support for the EHS Lighting Application and urge approval.

Susan Parisi | Chief Corporate Counsel | CUNA | 800.356.9655 ext. 4254



Commit to supporting the Awareness Initiative.

Go to: cuna.org/awareness (cuna.org username and password required) to learn more.

From: Richardson, Amy
To: [Parks, Timothy](#)
Subject: Support for the EHS Athletic Field Lighting Application
Date: Monday, May 04, 2020 2:29:14 PM

Hello,

I would like to express my support for the lighting application for the Edgewood High School Athletic Field. Use of that field for games and events will bring a great deal of joy to young people, families, and neighborhoods, just as it does for other high schools. Thank you for doing what is fair for our Madison community.

Amy Richardson
305 Marinette Trail
Madison, WI 53705

--

Amy Richardson
Campus Minister
Edgewood High School of the Sacred Heart
2219 Monroe St. Madison, WI 53711
(608) 257-1023 x 142
edgewoodhs.org | facebook.com/EdgewoodHS

From: [Mary Schmidt](#)
To: [Parks, Timothy](#)
Subject: In Support of Athletic Lights
Date: Monday, May 04, 2020 2:44:36 PM

Hello,

I am writing you today asking you for your support of the athletic field lights for Edgewood High School.

Thank you for your consideration.

You may contact me by email if needed.

Thank you,
Mary Schmidt

From: [Kevin Schmotzer](#)
To: [Parks, Timothy](#)
Subject: Edgewood HS - vote YES
Date: Monday, May 04, 2020 2:46:15 PM

Please support the student-athletes at Edgewood and vote YES to approve the stadium lighting permit.

Thank you.
Kevin Schmotzer
4718 Ames St.
Madison, WI

From: [Jay Sekelsky](#)
To: [All Alders](#)
Cc: [Parks, Timothy](#)
Subject: Please support lighting for Edgewood's athletic field!
Date: Monday, May 04, 2020 2:41:42 PM

Good afternoon,

We respectfully ask that you please support Edgewood High School's permit request for lighting. it is a reasonable request and is consistent with other high schools in the area. Thanks for your consideration.

Jay and Katie Sekelsky
6018 N Highlands Ave.
Madison, WI 53705

From: [Kevin Senke](#)
To: [Parks, Timothy](#)
Subject: Support for the lighting of the athletic field at Edgewood High School
Date: Monday, May 04, 2020 2:44:16 PM

Mr. Parks,

I am writing to you as a parent of two high school boys that attend Edgewood High School. I have lived in the city of Madison for most of my life and graduated from Lafollette High School. I have a Real Estate Management and development company so I know that it is difficult to please everyone with the decisions that you and the members of the Plan Commission must make. The lighting for the athletic field is a positive step for Edgewood to continue to be a highly respected education center for our future leaders. Edgewood maintains a very high standard of education and should be allowed to offer to its students the same advantages of a lighted field that other students in the city of Madison enjoy.

I give my full support to Edgewood and hope that the Plan Commission and the Common Council will do the same.

Sincerely,

Kevin C. Senke
2822 Waunona Way
Madison, WI. 53713

President



6701 Raymond Road
Madison, WI 53719
Phone: 608-234-4870
Fax: 608-234-4875
Toll Free: 855-347-RENT (7368)

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From: [Kelli Thompson](#)
To: [Parks, Timothy](#)
Subject: Supporting Edgewood lights
Date: Monday, May 04, 2020 2:09:18 PM

I am writing in support of the light application for Edgewood. I think it is very important to provide children an opportunity to play on their high school field.

Kelli Thompson