

# Rezone Milwaukee Street near Karmenta OPPOSE

Mike Barnett <mike49barnett@gmail.com>

Tue 11/3/2020 2:33 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

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Alder Lemmers,

Please oppose rezoning  
Milwaukee Street near Karmenta.

I live south of Milwaukee Street, in District 3, in my home for the past 25+ years.

Thank you for the consideration,

Michael Barnett,  
4714 Agate Lane,  
Madison, Wisconsin 53714

# Karmenta

Mary Kelly <realtormarykelly@gmail.com>

Mon 11/2/2020 8:39 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

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Lindsay I am absolutely opposed to the mission project going into Carmine to nursing home this will be nothing more than a disaster our neighborhood deserves better than this there are so many things that are negative in our neighborhood that we are needing work on Quiktrip is the biggest drug infested corner on the Eastside everyone knows this including law-enforcement who have to constantly check on heroin overdoses I personally know a young man who got caught up into a drug deal and his car was totaled in that parking lot guns were brought out  
There are already homeless people camping in the park that we do not know who they are or what their criminal backgrounds are let's work on getting that bank sold to a reputable party and likewise Karmin to homelessness no not in my neighborhood today they deserve better  
Sent from my iPhone

# Karmenta rezoning

jerrod sanford <lamonts@live.com>

Wed 11/4/2020 9:19 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

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I am contacting you with great concern. Yesterday I had my neighbor approach me asking if I had received a postcard concerning the rezoning of Karmenta so that it could become a space for the homeless. I did not receive such a postcard and she had not either. As I can look out my back door and see the Karmenta property I definitely feel that we both should have received such a notification.

I have great concern about this being so close to my home. With all that has happened over the last 8 months with the gun violence along Milwaukee Street, the drug dealings going on within the parking lot at the park next to this facility and the police being stretched to thin to place a squad nearby. I do not feel comfortable with this facility bringing more problems to the area immediately surrounding my home. It most certainly will affect my concern for my children and for my property value if this is to pass. If this is to pass we will be seriously considering moving quickly. I have been a resident at this address for 19 years. Please listen to my plead!

Thank you,  
Jerrod Sanford  
4418 Diamond Dr.

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# [D3] Rezoning Milwaukee St./Use of nursing home as mission house

kellybd@charter.net

Mon 11/2/2020 3:16 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

**Recipient:** District 3, Lindsay Lemmer

**Name:** Barb Kelly

**Address:** 4329 Portland Pkwy, Madison, WI 53714

**Email:** kellybd@charter.net

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

**Message:**

This is my statement of opposition to the rezoning of Milwaukee St and repurposing of the nursing home for a mission house. The facility is surrounded by a preschool, assisted living facility, liquor store and a park which is known for its drug distribution and use. Please feel free to contact me.

# [D3] Karmenta zoning & proposal

esromj@gmail.com

Tue 11/3/2020 10:59 AM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

**Recipient:** District 3, Lindsay Lemmer

**Name:** Jon Morse

**Address:** 214 Belmont Circle, Madison, WI 53714

**Phone:** 608-669-1058

**Email:** esromj@gmail.com

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

## Message:

Hello Alder Lemmer,

I'm writing to express my support for the rezoning and repurposing of the Karmenta property to benefit those experiencing homelessness. While others worry about potential negative impacts to the neighborhood, I think it would be irresponsible to turn our backs to the homeless and assume some other neighborhood or district will offer the support they need. I am curious about the planned funding for such a project but the potential benefit to human lives carries significant weight in my opinion.

Thank you,

Jon

**From:** [Brian Sheehy](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Agenda item 17  
**Date:** Monday, November 9, 2020 8:40:06 AM

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I want to express my opposition to rezoning the Karmenta property for use as a temporary homeless shelter. I understand why the property is desirable and would work well from Salvation Army's standpoint but you have to consider the surrounding neighborhood. It's hard to imagine a worse location. There is a preschool and a park literally next-door and a liquor store directly across the street. It is surrounded by single-family homes.

I work with Madison's homeless population on a daily basis and there's a high amount of substance abuse and mental health issues within this population. The city and county's decisions to place homeless individuals at hotels in the East Washington corridor by East Towne has led to a spike in police calls in that area and I know from speaking with business owners there that it is driving them crazy and affecting their customers on a daily basis as homeless people panhandle, wander in the street and camp out in their entry ways.

I am glad people want to help support our homeless population but locating a center like this in this area is a bad idea and an unfair burden and risk to the residents, businesses, students and teachers that live in work in the immediate area. Hystand park just half a block away already has become uncomfortable to visit at times because of homeless people camping in the park and I can only imagine this will make it much worse.

Thank you for your consideration.

Brian Sheehy

Sent from my iPhone

**From:** [Susan Millar](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Regarding File ID# 62435, 4502 Milwaukee Street, reviewed by Plan Commission on 11/09/20  
**Date:** Monday, November 9, 2020 10:56:13 AM

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Caution: This email was sent from an external source. Avoid unknown links and attachments.

Regarding File ID# 62435, 4502 Milwaukee Street, reviewed by Plan Commission on 11/09/20

Dear Members of the Plan Commission:

I urge you to approve this Alder-Initiated Zoning Map Amendment that would enable the City of Madison to use the property at this location to house homeless families during this challenging time.

Neighbors have nothing to fear, and we all have much to gain by housing homeless families as well as we can during this time. Eviction and homelessness is a cause, not a result, of homelessness. Given the funding challenges facing the city, using this property for homeless families is the right thing to do.

Susan Millar, 2233 Rowley Ave., Madison, 53726  
Member, 350 Madison

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I was born when CO2 PPM was 310.5.  
When my youngest grandchild was born, PPM was 393.1.  
At current rates, when he is 20, PPM will be 423.

See the attached data file from  
NASA: <https://data.giss.nasa.gov/modelforce/ghgases/Fig1A.ext.txt>

**From:** [Sarah Crandall](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Karmenta to become Mission housing  
**Date:** Monday, November 9, 2020 1:44:25 PM

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I live on Piccadilly drive, just off Milwaukee Street, about a mile and a half from the old Karmenta nursing home. I think Mission housing is a wonderful idea and would welcome it into our neighborhood.

While you're at it, maybe the City could also buy the empty Chase bank right across the street and add it to the housing. The idea of leaving people homeless during this pandemic is unthinkable.

--

Sarah Furey Crandall  
5240 Piccadilly Drive  
Madison Wisconsin 53714

**From:** [matthew noone](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Item #17, Legislative File 62435  
**Date:** Monday, November 9, 2020 3:35:33 PM

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Dear Planning Commission,

This letter is in regard to my family's opposition to: Item #17, Legislative File 62435

Finding quality childcare in Madison has been a constant struggle for our family. Between multiyear long wait lists and school closures related to Covid we are relieved to finally have our 3 year old enrolled at Toad Hill Children's House.

We strongly appreciate and understand the need for safe homeless housing in Madison, however we ask the City to please reconsider establishing a new homeless shelter adjacent to a school for small children. We believe that by the city establishing a homeless shelter next to our school, our community's children's safety will be at risk.

Thank You,

Matthew Noone

[Matthew.d.noone@gmail.com](mailto:Matthew.d.noone@gmail.com)

203-770-2231

**From:** [September John](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Concerns for Item #17, Legislative File 62435  
**Date:** Monday, November 9, 2020 4:39:31 PM

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Hello,

My name is September John. I would like to start my concerns about the the proposed redevelopment for the Karmenta building.

I live in the area and have witness firsthand the need for a homeless shelter for families.

I do have some concerns,

Recently, there seems to be an increase of crime in the area. I myself was run off Milwaukee Street by a stolen van was fleeing the police. My family and I witnessed the body of an overdose victim at the Milwaukee Street post office. We have driven down the street, only to hear gun fire. We have seen the drug issues at Heisted park and narrowly missed being present when a man who exposed himself to children.

I am concerned and want to know what steps will be taken to ensured safety for neighboring residents, the nearby preschool, and any possible homeless families that would be living at this facility?

What will be done to ensure these families are protected from the nearby drug and gun violence? What will be done to ensure these families are set up for success and how will any facility management will be held accountable?

Sincerely,

September John

**From:** [Sandy Hilgendorf](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Rezoning Karmenta Nursing Home to be repurposed as a Mission House  
**Date:** Monday, November 9, 2020 5:04:42 PM

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Caution: This email was sent from an external source. Avoid unknown links and attachments.

I would like to oppose the rezoning of this property. As a resident of this neighborhood for 28 years, we have quickly seen the decline of our neighborhood due to large increases of subsidized housing, large numbers of people disregarding laws for safety (of any kind). Criminal activities such as cars being broken into/stolen, high speed chases in our neighborhood and gun shots as close as 2 houses from us have become weekly occurrences.

Also, this property is located next to a child care center and a city park.

There is also a local liquor store directly across the street from this property. Our neighborhood now has more liquor stores than it has ever had now that Kwik Trip sells hard liquor. Stores in our area are catering to our misbehaving residents by supplying them with easy access to the alcohol which makes their behavior even worse.

We can already see a decline in our neighborhood and by adding this Mission House, it most likely will add to the already existing issues in our neighborhood.

Thank you for listening to input from long term residents of the neighborhood.

Dale Hilgendorf

**From:** [N.K](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Plan Commission Item #17, Legislative File 62435  
**Date:** Monday, November 9, 2020 5:34:05 PM

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Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Plan Commission,

This letter is in regard to my family's opposition to: Item #17, Legislative File 62435.

While we value the need for safe and accessible housing for our homeless residents, we strongly oppose the proposal to establish a homeless shelter near Hiestand park.

Hiestand park is an important community park for the area, with numerous secluded, wooded hiking trails and other recreational amenities which we feel would be jeopardized with a shelter of this size at this location. Furthermore, while it is not publically-funded, there is a school directly adjacent to the property, Toad Hill Children's House. This school provides safe, high-quality and affordable childcare for children ages 2-6 who utilize the outdoors space Hiestand park has to offer frequently. Placing a large homeless shelter near the public park and school raises questions about safety for the surrounding community.

There is an unfortunate correlation with homeless, mental health issues and alcoholism. This is particularly pertinent because the proposed location is also adjacent to a liquor store, adding an additional risk to the community that utilizes the park and the children of the school.

Again, we thank your efforts to provide needed housing for homeless but feel strongly the location being proposed is not appropriate. Please feel free to contact me with any questions.

Nisa Karimi

[nisakarimi@gmail.com](mailto:nisakarimi@gmail.com)

414-530-1443

**From:** [Tony Wise](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Current Agenda #17 Discussion  
**Date:** Monday, November 9, 2020 7:51:03 PM

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I am not hearing any resolutions to any issues that have been brought up and don't want a rezoning approved without a clear plan and stronger conversation.

The town meeting is being described as "informational" vs. collaborative.

I also do not support leadership being open to hearing and addressing our concerns IF they arise. I would like to see a better plan first.

Respectfully,

--

Tony Wise

[wiseceramics@gmail.com](mailto:wiseceramics@gmail.com) | [www.TonytheMaker.com](http://www.TonytheMaker.com)

**From:** [Angela Browning](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Karmenta Mission House  
**Date:** Monday, November 9, 2020 10:09:51 PM

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Hello,

We wanted to leave a comment for the public hearing. We are against the center being converted into a mission house. It is right across the street from a liquor store. Homeless people at the mission may have alcohol dependency and it would be very easy for them to cross the street and get alcohol.

The neighborhood has already had many problems with crime. This is the reason the Chase Bank moved out. The area is close to highways which is easy for drug dealers to deliver quickly and disappear quickly. We have seen this in the surrounding neighborhoods.  
Thanks, Angela Browning

**From:** [Tony Wise](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Agenda Item 62436  
**Date:** Monday, November 9, 2020 5:42:39 PM

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Hi,

I have registered to speak during agenda item 62436. I am here to ask some questions, the questions are in regard to the Mission House and I would like to provide a written copy of the questions that I currently have:

1. Why is this location being considered and what makes it advantageous? How long is the conditional use? Are there populations that the Mission House is meant to serve beyond the homeless community?
2. What other resources are available to the homeless population in this location?
3. Is the city also going to dedicate funding to: Subsidized mental health resources in our area; Peace officers for maintaining community guidelines and sanctions
4. Are there community guidelines and sanctions against panhandling, loitering at schools, and other potential issues?
5. How are homeless people getting to/accessing this space?
6. What provisions are in place for people who get banned? Where will they go and how will they get there?
7. There have already been reports of issues with homeless individuals starting fires in our areas school trash cans and utilizing their utilities without permission. What measures is the city going to take to prevent these types of issues moving forward?

Thank you and respectfully,

--

Tony Wise  
[wiseceramics@gmail.com](mailto:wiseceramics@gmail.com) | [www.TonytheMaker.com](http://www.TonytheMaker.com)