

Message: Opposition to Edgewood Stadium

Opposition to Edgewood Stadium

From Jeff Ford Date Friday, January 4, 2019 12:35 PM

To Stouder, Heather;Parks, Timothy;Arntsen, Allen

Cc

Subject Opposition to Edgewood Stadium

I live about a block from the stadium, on the 2000 block of Adams Street, and I am Opposed to the stadium.

I attended a recent neighborhood meeting where a new board was voted in (and the former president voted out). I believe this was in large part because a significant number of neighborhood residents felt surprised and aggravated that the former Vilas neighborhood board came out in favor of the project. When the former president was asked how he came to that conclusion, he said it was based on emails he had received. (I would note that the Edgewood plan has been impressively organized, hiring a consultant and managing to get featured editorials in favor of the stadium in the Wisconsin State Journal by Mitch Hencks, a well known name, numerous letters to the editor, and The Plumb: a featured Wisconsin State Journal editorial strongly in favor, thereby elevating a local issue to regional importance. What?! I would be surprised if they haven't reached out to their alumni list to "help out.". (As a former Catholic I know how deeply embedded and how effective the levers of guilt work). The jury's out on whether their fervor inspired unknown actors to pull out signs opposed to the stadium on Monroe Street, inspiring at least one "victim" to write a handmade sign reminding the thieves that stealing is wrong...)

The outreach Edgewood has done in the neighborhood that i have seen was very rosy and (perhaps intentionally) vague: no mention about the number of games, actual anticipated noise including the crowd (not just the PA system), or other potential negative behaviors, speeding in the neighborhood for one, which already happens during the daylight hours (I called Edgewood once regarding a speeder, some young lady who felt compelled to floor it between Every stop sign, expecting they would have a quiet Word with her that this was not ok and the response was essentially a yawn and a suggestion that i call the police. I did, and this letter to you all is a similar request.

This project has been a well engineered rush to judgement and I respectfully request that you consider opposition arguments equally and carefully explore the implications.

As other critics have noted, Edgewood is a non tax paying entity, a private institution, surrounded by taxpayers. Do they deserve special treatment because they don't pay taxes? The sense of entitlement to a stadium for many reasons does not pass the reasonable man test. The idea that someone or some entity deserves or is entitled to something just because they can afford it? Absurd. The idea that the students are inconvenienced by having to drive to an off-site game? Give me a break. Don't almost 75% of students drive or commute from areas outside the neighborhood already? Do I need to note that either West nor East high school has a home football stadium? If Edgewood can demonstrate that somehow those kids were somehow damaged by not having a home stadium, I would like to hear it. I went to a high school with about 1,700 students. We had a successful football program without a home stadium and never thought twice about it. Even when we had a game against Pulaski, the stadium we used for our home games, it was never an issue as both sides had similar attendance.

Thank you for your consideration,

Jeff Ford

Message: Edgewood Stadium - -wrong

Edgewood Stadium - -wrong

From Don Wilson Date Friday, January 4, 2019 12:44 PM

To Parks, Timothy

Cc

Subject Edgewood Stadium - -wrong

Dear Tim Parks,

I ran into an ex-city official yesterday and asked for his thoughts regarding Edgewood Stadium, we were sizing up each other's stance when he volunteered that City staffers are competent and thoughtful.

That's good to hear — I don't doubt it.

We wondered though if high school football hasn't seen it's day and is on the wane. I offered that supporters are ignoring terms like "Injured Reserve" and "Disabled List". More empathetic than me, the retiree said he has stopped watching any football. I haven't given it up yet, but I cringe when I tune-in.

It's not for you to judge Edgewood's stand on it's (backwoods) thinking. The neighborhoods will wield that cudgel - - for all our sakes, I'm hoping you can establish a cooling off time before we're forced to accept a conclusion. Seems that both factions would be better served with a moratorium, we deserve to have a trial of three or four seasons under temporary lights and public address to see if this is really what anyone wants.

Edgewood has other ills and issues they should address first.

Until recently I would list a Parking Structure as a start but, with the eventual emergence of AVs (Autonomous Vehicles) a Parking Ramp might be a dinosaur before the concrete cures. So too, for this administration's monument to football.

Edgewood Stadium is not inclusive but, exclusive in the very nature of the game.

**Though ecumenical, the website reads "Edgewood High School of the Sacred Heart".
Let that sink in.**

There are few glass ceilings as thick and as inherently male as Catholicism and football.

Cinema and Hollywood has depicted numerous heartwarming stories of Priests in cleats with whistles looped around their collars, men flanked by men with clipboards and playbooks and smelling salts barking harangues and encouragements to dutiful and willing boys eager to execute at a higher level than their own-selves across the pitch.

And, as it ever has been, roles are limited for girls or women in participation or, leadership in Edgewood's celebration of the male, both on the sidelines or at the Altar.

After the hoopla quells, women are given their cue. As always, they lovingly set the boys' broken bones and,

rehabilitate the twisted and torn joints. In for the long haul to ponder and deflect the unpredictability of insipid brain trauma.

There's a drama in that damage that doesn't play out until years later.

We all have much to learn as medical data piles-on, are those who are pro-Edgewood Stadium being dismissive or, is it stubbornness and a blatant disregard of the obvious?

There's a feeling of urgency in how adamant the pro-Stadium faction is about sweeping ahead and getting it built. Kinda like they know the window is closing and the need for such a facility will dissipate.

Students are wiser than their headmasters in so many areas, I'm certain they're more woke than the suits that make choices for them. Anyone ever ask what the students want?

I will be attending the Public Hearing January 14.

Don Wilson



**818 Terry Place
Madison Wisconsin
53711**

Message: Regarding the Edgewood High School stadium

Regarding the Edgewood High School stadium

From Delia Tosi Date Friday, January 4, 2019 1:07 PM

To Stouder, Heather;Parks, Timothy;Arntsen, Allen

Cc

Subject Regarding the Edgewood High School stadium

Hello,

my partner Justin Vandenbroucke just sent the email below about the Edgewood High School Stadium. I am also a tax payer and a resident of the neighborhood and I share his concerns and I agree with his objections. Please reject the proposal.

Best Regards

Delia Tosi

On Fri, Jan 4, 2019 at 11:42 AM Justin Vandenbroucke <javanden@gmail.com> wrote:

To:

Allen Arntsen, Alder

Tim Parks, City Planner

Heather Stouder, Planning Division Director

Dear Allen, Tim, and Heather,

I am a resident of the Dudgeon-Monroe neighborhood writing to oppose the ordinance exemption that Edgewood High School is seeking to upgrade their playing field to a stadium with bright lights and amplified sound.

I am concerned about the impact it will have on neighbors and on wildlife in the natural areas surrounding Edgewood, including those at Lake Wingra, the Southwest Path, Wingra Park, and Vilas Park, all of which are very close to Edgewood.

These natural areas are treasures of our city and must be protected from increased noise and light pollution.

As I understand it (this occurred before I moved to the neighborhood five years ago), the school sought such a stadium already about a decade ago, and reached a compromise with the neighbors and the City to complete the field upgrade that was just recently completed. Edgewood then turned their back on that compromise and sought additional expansions before that upgrade was even complete.

I am also frustrated by how the debate has been framed as if the opposition is led by wealthy NIMBY homeowners. The reality is exactly the opposite: Edgewood is a wealthy, expensive private school predominantly serving students from outside the neighborhood, not a public school that serves the neighborhood or the City, and we are neighborhood taxpayers. The public schools in MMSD that we support with our tax dollars are not seeking such exemptions, and two of our prominent public high schools (East and West) also play "home games" at other locations and are not seeking special exceptions to City policy which has been written for good reason. Edgewood meanwhile benefits heavily from its non-profit status and pays zero property tax on its large lakefront property. With this substantial tax

break, I believe the City and the taxpayers are already supporting the school and its privileged students more than is appropriate. If the City were to provide an exemption for this private school over the voices of the city's resident taxpayers, while our own public schools are not seeking such exemptions, it would be a clear injustice.

In addition to these direct concerns, I am more generally opposed to supporting with public concessions a private school that encourages young athletes to be "Crusaders", as their official team name does. This is an incredibly tone deaf name to maintain well into the 21st century, but apparently it is consistent with Edgewood's attitude toward others surrounding it in the world.

Supporting a school and an athletic complex that raises young "Crusaders" is not consistent with the values of our neighborhood or of our City.

Thank you for considering the needs and wishes of the neighborhood and city residents, constituents, and taxpayers in this important decision.

Sincerely,

Justin Vandembroucke

3206 Gregory St

javanden@gmail.com

Message: My opposition to proposed Edgewood stadium

My opposition to proposed Edgewood stadium

From Karen Aamotsbakken Date Friday, January 4, 2019 1:56 PM

To Parks, Timothy

Cc

Subject My opposition to proposed Edgewood stadium

Dear Mr. Parks,

As a resident of the Monroe-Dudgeon neighborhood, I'd like to register my determined **opposition** to the construction of a stadium on the Edgewood Campus.

While benefiting only a few privileged, privately-schooled few, **the noise, light pollution and traffic this stadium will generate will irreversibly impact the quality of life in the entire neighborhood** where I have lived for 16 years.

Sadly, it will ruin not just the peace and quiet for residents-- some even within their own homes-- but also impact our beloved Wingra Park and sections of the UW Arboretum, which is a Madison jewel. **Our parks belong to the people of Madison and are cherished by the neighborhood. They should not be diminished for the pleasure of a privileged student body most of whom doesn't even live in the community they propose to ruin (see Edgewood's publicly published demographic stats).**

The case to build the stadium seems laughable compared to its negative impacts. Edgewood claims that they need a stadium in order to recruit more students, however a simple call to them will show that they have a waiting list for entry - hardly a recruiting problem that needs a 1,000 seat stadium to solve. Edgewood has **repeatedly misled the community about its intentions over the years and does not deserve the benefit of the doubt when so much is at stake.** Edgewood alumni dreams for a flashy new playground should not trump the neighborhood's rights to peace on their own property, inside their very homes.

Thanks,
Karen Aamotsbakken
668 Pickford St
Madison, WI
53711

Message: No new stadium

No new stadium

From mail Schmit Date Friday, January 4, 2019 3:06 PM

To ajstanz2@madison.k12.wi.us; bacantrell@charter.net; jpolewski@charter.net; jshagenow@yahoo.com; ken.opin@gmail.com; Zellers, Ledell; melissaberger2@gmail.com; hiwayman@chorus.net; Carter, Sheri; King, J Steven; Stouder, Heather; Parks, Timothy; Arntsen, Allen

Cc

Subject No new stadium

I am writing to voice my opposition to the Edgewood High School proposal for a new stadium. I am both an alumnus of Edgewood High School and a resident in the Vilas neighborhood. I have read that "technological improvements" will minimally impact the neighborhood. I have also heard that Edgewood has used the previous Goodman Foundation grant money for field improvements that would benefit the community in the latest construction project. I believe Edgewood has misrepresented its intentions in the past and will do so again. I understand the latest proposal put forth is for a few football games only. This is obviously unsustainable and a way for Edgewood to obtain facilities that can be used to generate funds for private use in the not to distant future. Edgewood should be held to its agreed upon master plan.

Thank you for your concern,

Mary Ellen Schmit

Message: email in support of the Edgewood High School stadium project: 1/4/19

email in support of the Edgewood High School stadium project: 1/4/19

From Mary Jo Tierney Date Friday, January 4, 2019 3:05 PM

To Mary Jo Tierney

Cc

Subject email in support of the Edgewood High School stadium project: 1/4/19

my husband Tom has lived in the Edgewood neighborhood since 1950 (one block from EHS). In 1971, when we were married we moved two blocks from EHS and in 1974 we bought our house which is four blocks from EHS-- 47 years ago.

my point being: we are not new to the neighborhood.

we love our neighborhood and feel that Edgewood has been a good neighbor.

i am writing this email to voice our support for the high school stadium project.

Tom and Mary Jo Tierney
1010 Harrison St
53711

Message: Edgewood H.S. Stadium Proposal

Edgewood H.S. Stadium Proposal

From Mary Lou Nord Date Friday, January 4, 2019 3:07 PM

To Parks, Timothy

Cc

Subject Edgewood H.S. Stadium Proposal

Dear Mr. Parks,

My name is Mary Lou Nord. I've lived at 2332 Monroe Street since 1976. **I am opposed to the Edgewood High School Stadium Proposal.**

I've benefited as a neighbor by living near all 3 Edgewood campuses over the years. Many of the high school students were students of mine in elementary school.

This proposal crosses the line in its long term effects on the neighborhood. The increased activity, overflow parking, lights and sound will have a negative effect on the overall environment that makes of the Dudgeon/Monroe neighborhood. I think that we can be certain that this plan will expand into more activity and noise and be a disruptive factor in the well-being of our area.

I hear competitive games (which I've discovered recently broke the **Campus/Institutional Master Plan**) and practices (**which are legal**) that occur on the athletic field from my living room. Imagine if a sound system is in place and working till late into the evening, possibly to 10 pm.

The **Common Good** of the neighborhood is not served with this proposal. Please preserve the quality of the neighborhood by voting **NO** to the new stadium proposal.

Thank you for your work and consideration.

Mary Lou Nord

Message: Conditional support for Edgewood HS stadium plan

Conditional support for Edgewood HS stadium plan

From Derek S Date Friday, January 4, 2019 3:22 PM

To Soglin, Paul;Arntsen, Allen;Stouder, Heather;Parks, Timothy

Cc

Subject Conditional support for Edgewood HS stadium plan

Mailer Engineers Edgewood Stadium.pdf (1051 Kb) Screenshot_20190104-142236.jpg (1496 Kb)

Hello Mayor Soglin, Alder Arntsen, Ms. Stouder, and Mr. Parks,

As a homeowner in the West Lawn neighborhood with no affiliation to Edgewood HS or College whatsoever, I express my support for the proposed Edgewood HS stadium plan and/or Alder Arntsen's proposed compromise on the conditions that amplified music be prohibited or extremely limited (e.g. accompaniment to halftime dance routines, etc.) and that consequences for failure to comply with the agreement may be severe including revocation.

While I appreciate concerns raised by neighborhood groups detailed at <https://nonewstadium.org/> and by Concerned Engineers in the Edgewood neighborhood (attached), I ultimately think it would be unneighborly to refuse this reasonable request. After all, we are talking about time honored extra curricular activity which should be encouraged for our young people. It is non-alcoholic and we are not being asked to pay for it.

I concede that my house at 508 S. Prospect Ave. will be less impacted than those who live closer, but my late grandparents' home at 308 Park Ln in Holmen, Wisconsin was right across the street from the dual use football and baseball field for the high school (the football field has since moved to a bigger site). My grandfather, former 94th district Assemblyman Virgil Roberts, believed it was important to support positive activities for young people, to keep them (including me) out of trouble. He was one of many who volunteered to sod the field on the site of the old mill pond, and spent many nights in his lawn chair or at the fence enjoying a game. And because it was also used for baseball, there were far more than 5 games per year. I agree with my grandfather and would be ashamed to oppose reasonable use. (Map of 308 Park Lane, Holmen, WI <https://goo.gl/maps/91iQ8oonbTP2>, choose satellite view)

I love Lake Wingra, the Arboretum, and starry nights, but I think the limited amount of light use proposed is reasonable.

While football and marching bands in Madison date back at least to the 1800s, amplified sound does not and noise is a disruption that is inescapable. I believe that amplified sound for public address at limited decibels is reasonable and even necessary for safety for large group gatherings, but I think the increased use of amplified music to 'hype' the crowd or substitute for the crowd's perceived lack of enthusiasm is a public nuisance we can all do without and should be prohibited (example 50 seconds into first video here: <https://nonewstadium.org/data/>). I think it is reasonable that exceptions be made for musical accompaniment to national anthem or school dance group half-time performances, etc.

Lastly, there appear to be some reasonable concerns about Edgewood's compliance with the practice field agreement and intentions undisclosed at that time (I don't think this stepwise pursuit of a stadium was accidental but may have been necessary given some vehement opposition) so I think it is appropriate that the agreement be specific regarding periods of use, decibels, etc. and that consequences of failure to comply be severe- even up to revocation of permit.

Thank you for reading.

Sincerely,

Derek Schaller

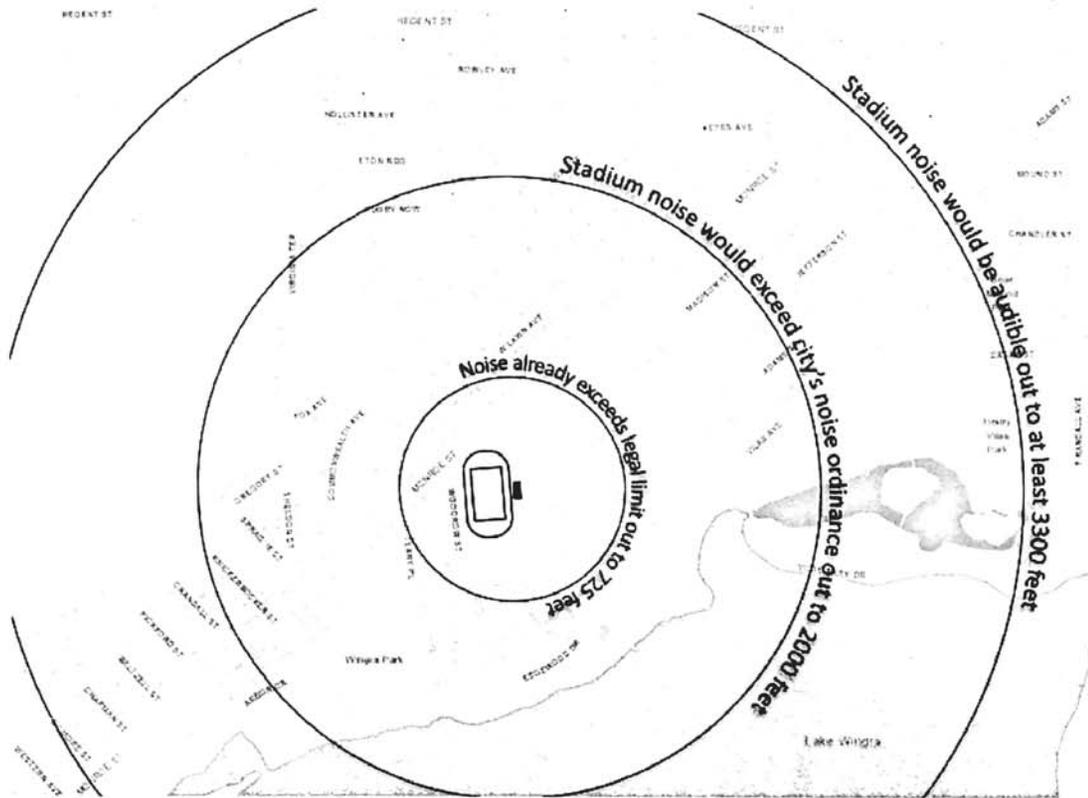
508 S. Prospect Ave.

Madison, WI 53711

deuce2787@gmail.com

Protect your neighborhood!

You may have received a mailing from Edgewood High School, trying to convince you that their proposed stadium will have a minimal impact on the neighborhood
Edgewood High School has misrepresented many facts about their proposal – they are not telling the truth to you or to the city.



- Noise levels would regularly exceed 80 dBA for homes on Woodrow, Monroe, Terry, and West Lawn
- Noise levels would occasionally exceed 90 dBA for events near to the stadium's proposed 1000-seat capacity
- These noise levels would be experienced **inside** people's homes with windows open
- Even with windows shut, noise levels would be so loud as to interfere with conversation
- These noise levels are comparable to being 50 ft from a chainsaw, lawnmower, or tractor-trailer at highway speeds
- Noise levels exceeding 70 dB would affect large areas of the DMNA, Vilas, and Regent neighborhoods
- These noise levels would be loud enough to interfere with spoken conversation and disrupt sleep
- The sky glow from the stadium lights would impact everywhere on this map

The time to act is now!

Public Comments Due: January 4

Write or email your opposition to:

Heather Stouder (Planning Division Director)
hstouder@cityofmadison.com

Tim Parks (City Planner)
tparks@cityofmadison.com

Allen Arntsen (District 13 Interim Alder)
district13@cityofmadison.com

and speak up for your neighborhood in person
at the Planning Commission meeting:

Public Hearing: January 14

City County Building
210 Martin Luther King Jr. Blvd, Room 201
(attendees will be allowed 3 min testimony)

Speak up or be drowned out!

Local
Postal Customer

Edgewood High School has gone to great lengths to mislead the community

Don't be fooled! If this stadium is built, there is no going back!

POST STD
ECPW/SS
U.S. POSTAGE
PAID
EDDM RETAIL

Edgewood High School claims “technological improvements” mean their stadium won’t impact neighborhood. Don’t fall for it!

Claim: “Sound levels [would be] around 60 dB at adjoining streets”

Fact: Noise levels of 69 dBA have **already** been measured at the front door of a neighboring home during a JV game on the practice field with only around 50 fans in attendance and no PA or band. Therefore, simple physics predicts noise levels of about 80 dBA for a crowd of 500. Sound measurements taken during a game at Waunakee with a sub-1000 crowd showed noise levels of 87 decibels. Noise levels will **exceed 80 decibels inside people’s homes on Woodrow, Monroe, Terry, and West Lawn.**

The conditions in Edgewood’s formal proposal to the city set **no** limit on noise levels that they may create. If approved, this proposal would revise Edgewood’s zoning to give them *carte blanche* to generate any level of noise that they please, with no recourse from neighbors or the city.

Claim: “Sound levels will meet or exceed all applicable city standards”

Fact: The city’s noise regulation prohibits the generation of noise that causes levels in **excess of 65 dBA in neighboring residentially-zoned properties.** Edgewood is **already** violating this and neighbors have complained repeatedly about excessive noise. Edgewood talks about “complying”, while they are really **asking to be exempted from the city’s noise ordinance** – if they were to get this, then “The provisions of [the city’s noise ordinance] shall not apply to... events for which a permit or license is required and obtained”. This would both make their current violations legal and allow them to further increase their noise levels.

Claim: “Our new lighting technology prevents sky glow”

Fact: There have been no major recent advances in lighting technology that reduce sky glow, and it is widely recognized that sky glow is impossible to eliminate. The City of Madison has had a dark-sky ordinance since 1993, and any stadium lighting installed since then has complied with it – you can look at any lighted stadium in the area and see what it would be like. The sky glow from Breitenbach Stadium at Middleton High School can be seen from 1.5 miles away – at that distance the glow appears brighter than nearby streetlights. Is that what we want over Lake Wingra and the arboretum?

Claim: “[Our lighting] meets/exceeds City lighting requirements”

Fact: The city only has specific design requirements for lighting in “parking facilities and outdoor merchandising areas”, with only two “General Requirements” that apply to other outdoor lighting. One sets standards for outdoor lighting fixtures with output over 1,000 lumens, which is “equivalent to a single 70-Watt incandescent bulb”, and is completely inadequate for regulating the 4.5 million lumens of stadium light that Edgewood is proposing to install – this would be “equivalent to 315,000 Watts of incandescent light bulbs”. The other sets a limit for “light trespass” that is thousands of times brighter than natural nighttime light levels. Even if they were to comply with that limit, they would be destroying the darkness of the night sky for a large radius around their property.

Claim: “Edgewood is committed to adhering to [limits on use] and all of the agreed-upon restrictions will be fully enforceable by the City of Madison”

Fact: Edgewood has been routinely violating the legal zoning of their property since immediately after their Campus/Institutional Master Plan was approved. They have been using an area that is formally zoned for “team practices” and “physical education classes” to conduct varsity games as well as renting it to outside customers. The zoning language was not an oversight – it was an agreement negotiated between Edgewood, surrounding neighborhoods, and the city, and has the force of law. Edgewood is aware that their current use is non-conforming, but it has been an on-going issue that has had a negative impact on the neighborhood, subjecting neighbors to noise levels in violation of city regulations. On November 20, the city’s building inspection division issued a letter informing Edgewood that they would be receiving a formal notice of violation for this non-conforming activity unless their master plan was amended.

Edgewood High School has shown blatant disregard for city zoning law and agreements that they’ve made with the city and the surrounding neighborhoods. How can neighbors trust anything that Edgewood claims when they so flagrantly break the law already?

Claim: “It’s only 5/18/26/27/40 nights a year!”

Fact: Edgewood’s formal amendment requests that lights be permitted for up to 40 games per year, plus unlimited practices. They are setting no conditions or limits on the number of games or outside events at which amplified audio would be permitted. The “compromise” proposed by the alder appointed for our district by the city would limit the use of lights to five football games, but still allow Edgewood unlimited use of amplified audio at other times, and permanently allow Edgewood to continue what they are currently getting away with by violating their zoning.

Claim: “Edgewood hosted neighborhood listening sessions to share our ideas and gather feedback. Those sessions helped identify... areas that we have specifically addressed as we move through the process”.

Fact: This is half-true. They did host neighborhood meetings and issued various press releases and other documents, but have done nothing to actually address the core neighborhood concerns about stadium lights, amplified sound, and crowd noise. The process has been characterized by Edgewood telling us their intentions, neighbors expressing their concerns and objections, and Edgewood dismissing those concerns as overblown or irrelevant and saying that they’re going to do it anyway. This does not demonstrate “a commitment to positive neighborhood relations” – it is demonstrative of an attitude of entitlement that has generated an enormous amount of discord and distrust in the neighborhood.

In a 2015 Wisconsin State Journal article, Edgewood High School President Mike Elliott was quoted as saying that their project to resurface the practice field ‘has received the support of area neighborhood groups that have balked in the past at the idea of turning the facility into a competition site for Edgewood’s many athletic programs’, and acknowledging that “We’re between two neighborhood associations. They have been **vehemently opposed** to us having lights or playing games here. We’re really building this to be able to give our athletes the practice facilities that provide the best surfaces possible and to expand the amount of outdoor practices we can hold especially in the spring.”

Message: Edgewood stadium proposal opposition

Edgewood stadium proposal opposition

From Kay Cashman Cahill Date Friday, January 4, 2019 3:49 PM

To Parks, Timothy

Cc

Subject Edgewood stadium proposal opposition

Dear Mr. Parks,

I understand this is the last day for public comments regarding the Edgewood stadium proposal. I have communicated a couple of times with my Alder, Allen Arntsen. My family has lived within 2 blocks of the proposed stadium location since 1993, first on West Lawn in Dudgeon-Monroe and for 10 years now on Jefferson St. in the Vilas neighbourhood. We have also dealt as neighbors with Edgewood institutions over the years, and for several years I served as the Vilas Neighbourhood Association representative to the Edgewood-Neighborhood Liaison Committee, which includes neighbors and representatives from all of the various Edgewood entities.

To start with, I am dismayed about the process here. There is a Liaison Committee, created at Edgewood's request and functioning for many years now, that has signed off on both a master plan for the Edgewood campus and amendments to same. I was serving on the committee at the time of the first master plan and our work was extensive. This stadium has **never** been proposed on the master plan. That is because Edgewood **knows** it is inappropriate for the neighborhoods and would never get it through a real, give-and-take process of discussion. They are trying to do an end run around that and leave the neighbors out, because to get it through the conditional use process they need only to convince a few key people not to oppose them. This needs to go back to the table for a real assessment of its impacts instead of just a PR campaign by Edgewood to force it through.

Like most of my neighbors, I am concerned about the impacts of a structure with amplified noise, big lights, and attracting up to 500 people to events which Edgewood has said will be at least 40 per year, with no upper limit. This is far beyond the impact of Camp Randall, which of course is a long-time institution in our area. Camp Randall gives us a few commotion-filled events per year; the proposed Edgewood stadium would give us more than a month of noisy, lit-up evenings. I am especially worried about the noise, which will affect a large area, and I have seen no limits proposed on the use of amplification equipment. I am concerned about the impact of these noise and lights on adjacent natural areas at Lake Wingra and the Arboretum. I am concerned we will have little peace in our peaceful neighborhood, and Edgewood will not be accountable for these impacts because they have sought to run past the usual neighborhood planning processes in seeking a conditional use permit.

Alder Arntsen has proposed limits on the number of events using lights. I believe he is thinking along the right lines, although my concerns about noise are at least as great as about light. Noise spreads widely and also has strong impacts on the experience of being in this neighborhood. Most of us chose this central area near a park as a bucolic place--urban, surrounded by neighbors, but also full of natural areas and blessed with quiet streets to enjoy these things. Amplified events destroy local peace.

I am concerned that a \$1.2 million stadium becomes its own argument and there will be a resistance (and ultimately lack of compliance) to any limitations on the income stream it can produce. There's no end to the possible events it may host: sports tournaments, 10K runs and bike races, tailgates, etc. The prospect of weekend after weekend with the amped-up music for a 10K at 8 AM or an afternoon/evening tailgate event, and night after night with crowd noise and announcements from amplifiers--that's an unfair ask for this neighborhood. None of us moved here with that expectation, and no similar facility is being built in a residential neighborhood. Most Edgewood families, of course, don't live local to the school. I don't believe they would support lights and amplifiers at a stadium in Maple Bluff or suburban Oregon or Fitchburg. This is not the right location for such a facility. West and East have no such stadiums and no one at Edgewood seems to consider that a problem, nor has Edgewood had one for 100 years.

On a recent occasion when I had to call the police due to vandalism by Edgewood High School students on my property, I wanted to let the parents and the school handle the students' behavior rather than go through a criminal process. Madison Police officers warned me that they rarely see any accountability from Edgewood High School. As the police predicted, in spite of promises I never heard another word from the students, their parents, or officials at the high school. I am sorry to say this is typical; they like to wash their hands of the neighbors' concerns, and by eschewing the committee process they created themselves they are showing they plan to do just that with this stadium. They don't need to be responsive to our neighborhood if they can get a few votes on their side. I am asking you in the Planning Division to hold Edgewood accountable for the impact this facility would have on our quiet neighborhood by not letting it happen. If it goes through, we will have no recourse.

If this goes through, Edgewood will never look back and will not worry about complying with restrictions on noise and use. The field, funded by Goodman, was already supposed to benefit more widely than just the Edgewood campus, but it is generally locked and unavailable. Students at West have to go all the way to Memorial for track and field practice--and there is no budget for transportation, so it provides a great restriction on access to equipment for West athletes--but they don't use the field at Edgewood. Edgewood will use the stadium as they see fit, will break the rules as they want, and no one will tell them they have to take down their expensive stadium because it is after all damaging the peace of hundreds of local taxpaying citizens. Accountability from the school to the neighbors once they get what they want is non-existent. I don't believe any accountability can be created through the permit process, so I pray the City will send it back to the table for consideration of the real impacts on the environment and our lovely neighborhood.

Thank you and happy new year to you,

Kay Cahill

Message: Edgewood proposed stadium

Edgewood proposed stadium

From barb lazaris Date Friday, January 4, 2019 3:56 PM

To hstruder@cityofmadison.com;Arntsen, Allen;Parks, Timothy

Cc

Subject Edgewood proposed stadium

Greetings,

Please add my voice to those opposed to the 1000 seat capacity stadium, proposed by Edgewood High School. If there are indeed other schools that would like to use this new stadium, why not find another place in the city where even more schools can participate, without polluting the crowded Monroe neighborhood with noise, including the precious Pleasure Park Drive behind Edgewood which is home to Indian mounds and provides people from all over the city some respite from city life.

Sincerely,

Barb Lazaris

2249 Fox Avenue

Madison Wi 53711

blazaris@hotmail.com

Sent from [Mail](#) for Windows 10

Message: Concerns about the proposed Edgewood stadium

Concerns about the proposed Edgewood stadium

From Mike Kanel Date Friday, January 4, 2019 4:15 PM

To Parks, Timothy

Cc

Subject Concerns about the proposed Edgewood stadium

Dear Mr. Parks

Before moving into the neighborhood those who would be most affected by the increase in sound, light and traffic were aware that living so close to Edgewood would at times cause them some disturbance. I think that this stadium would cause a significant and unfair increase in those disturbances.

I don't think the stadium would meet Edgewood's optimistic claims for light and noise levels. Would Edgewood consent to an agreement that would force them to meet their claims concerning light and noise? Possibly fines escalating to banning of the out of compliance events? Would future city leaders have the political will to oppose requests for more frequent or more disruptive events?

One of my children attended Edgewood for several years, there seems to be a strong school spirit without a stadium. My two children have attended West High School and again there seems to be a high level of school spirit and pride without having a stadium.

Thank you for you time.

Mike Kanel
2824 Gregory St,
Madison, WI 53711

Message: Edgewood High School proposed stadium

□ Edgewood High School proposed stadium

From Tom Caw Date Friday, January 4, 2019 4:21 PM

To Stouder, Heather;Parks, Timothy;Arntsen, Allen

Cc

Subject Edgewood High School proposed stadium

To all concerned:

I am writing to express my support for Edgewood High School proceeding with their proposed stadium. I moved to 2340 Monroe Street in September 2008 when I came to work as a librarian at UW-Madison, and I lived there until moving a few blocks away to 627 Knickerbocker Street in August 2014, where I presently reside. I chose to live in a neighborhood with a sprawling campus that includes Edgewood Campus School, Edgewood High School, and Edgewood College, knowing that at times there would be traffic jams, parking challenges, and ambient noises generated by activities inside the Edgewood fences. I also knew that Camp Randall Stadium was close by, and would generate a lot of noise and that its lights would illuminate the sky every time the Badgers played a night game, or the WHSAA football state championships happened.

I grew up in central Ohio, where high schools have their outdoor athletic facilities adjacent to the building. I have lived in Illinois, New Jersey, Pennsylvania, and Connecticut, and have witnessed schools in cities in all those states with stadiums adjacent to the building. I lived in Milwaukee for 10 years before I wound up in Madison, and the schools in Milwaukee have stadiums adjacent to the buildings. I realize that both Madison West and East High School lack stadiums on their premises, and that this is seen as the norm in the minds of many Madisonians, but I have never understood it. If you're going to live next to or near a school, then in my mind you should expect there to be occasions when you will hear exuberant noises, and you will see bright lights at night.

I have received flyers from the No New Stadium group. I received one from Concerned Engineers in the Edgewood Neighborhood recently that purported to use "simple physics" to predict noise levels from Edgewood football games, based on measurements taken during a game at Waunakee High School. I understand the people opposing Edgewood's proposed stadium citing the city's noise ordinance as one standard by which Edgewood would be affecting the neighborhood, but I wonder how these same people feel about the noise coming from Camp Randall?

I presume that were Edgewood High School to violate city ordinances for noise levels, or be in violation of the dark sky ordinance, the city would force them to be in compliance. The information the Concerned Engineers in the Edgewood Neighborhood present on their flyer suggests otherwise. I have read the information Edgewood has disseminated as well, and that leads me to believe the lighting system would not create the sort of "sky glow" those opposed seem certain it would. I know Camp Randall's lights create a massive "sky glow." I know the newly installed LED lights along Monroe Street that were part of the reconstruction project make it as bright as day. I wonder if those opposed to the stadium have also complained about the streetlights?

All of this is to say I support Edgewood High School in going forward with their proposed stadium.

Sincerely,

Tom Caw
627 Knickerbocker Street
Madison, WI 53711

Message: Proposed Edgewood stadium improvements

Proposed Edgewood stadium improvements

From Paul O'Flanagan Date Friday, January 4, 2019 4:26 PM

To Stouder, Heather;Parks, Timothy;Arntsen, Allen

Cc

Subject Proposed Edgewood stadium improvements

Hello:

I hope that you had a happy holidays.

I am writing to voice my opposition to the proposed stadium improvements at Edgewood High School.

My chief concerns are that the stadium will negatively effect the quiet enjoyment of my property and the value of my property.

All of Edgewood's studies have been completed by vendors, who have an interest in getting the stadium approved. This creates a conflict of interest inherent in the studies. My understanding is that several of my neighbors have hired an expert who completed an independent study that shows the noise pollution would be considerably worse than Edgewood's vendors have indicated.

I think that it would be impossible to limit the use of the stadium to Football games, if because of Title IX concerns if no other reason. The proposed cap of 40 nights per year roughly translates to one event per week given time off for summer vacation and other holidays. In reality, use would be much heavier in the nicest period of time to be outside, in the Spring and Fall.

I am also concerned that the value of my property would decrease. Several neighbors have cited studies which indicate that a real drop in property values has accompanied construction of similarly situated stadiums in cities similar to Madison.

Finally, several of my neighbors have indicated that they will move and rent out their houses if the stadium is built. Aside from the fact that I like my neighbors, I am concerned that property values will drop once the character of the neighborhood changes to rental units. I know that this may seem like puffery given the value of homes in the area. However, I ask you to note that houses on this side of Monroe Street (on Terry and Woodrow) tend to sell for far less than houses on the other side of Monroe. Possibly because they tend to be smaller.

I would also point out that I am living in a house directly across from an approved major improvement to Edgewood College, including an underground parking ramp and a health center. The neighborhood did not object to this or several other improvements that Edgewood has made over the years.

I have additional concerns around the impact on the Arboretum and Lake Wingra as well.

Regards,

Paul O'Flanagan
862 Woodrow St.
Madison, WI 53711



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Message: Edgewood Stadium Proposal

Edgewood Stadium Proposal

From Laura O'Flanagan Date Friday, January 4, 2019 4:27 PM

To Stouder, Heather;Parks, Timothy;Arntsen, Allen

Cc

Subject Edgewood Stadium Proposal

Dear Planners and Interim Alder:

I am writing to share my opinion about the proposed changes to the Edgewood stadium. I live at 862 Woodrow Street - across from Edgewood School.

I oppose the proposed changes to the stadium, but I was undecided about the issue until a few months ago. I knew my friends and neighbors up the block were very upset about the idea but I was unsure that the stadium would impact me and my family and I really want the high school to have a full stadium.

Only after I considered how the noise would impact serene evening walks along Lake Wingra or grilling out in the backyard did I firmly decide that I am against the improved stadium. I know Edgewood claims that the noise will be adequately controlled, but I am unconvinced.

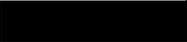
People say that Edgewood neighbors are not being neighborly and have "opposed everything Edgewood has ever tried to do". We have only lived here 4 years, so I can't speak about the past, but I can say that we have not opposed anything else the school has proposed and agreed to the opening of the gate at the end of the block during the construction on Monroe even though it meant that there was no longer room for me to bike home from work on Pleasure Drive. And speaking of un-neighborly - what about all the stolen signs?!

Also, people seem to think that we are elitist. Have they walked down Woodrow and Terry Streets? We don't have expensive homes - we chose them because of the location - surprisingly quiet and peaceful, not to mention close to the natural areas along Lake Wingra. People who just drive down Monroe Street come away with a very different idea of what our streets are like.

Please consider my opinion in making your decision. Thank you very much for your time and hard work on this issue.

Best,

Laura O'Flanagan

 - it is generally best to reach me by text, if possible.

Message: Edgewood High School Stadium

□ Edgewood High School Stadium

From Wendy Fearnside Date Friday, January 4, 2019 4:33 PM

To Arntsen, Allen;hstrouder@cityofmadison.com;Parks, Timothy

Cc

Subject Edgewood High School Stadium

The Edgewood High School stadium development is unacceptable as proposed, and the compromise limiting the number of night football games to five doesn't go far enough to solve the problem. The amount of controversy that remains is a clear indication that work still needs to be done to come up with a decision that works for both the school and the adjacent community.

One possible solution would be to impose measurable and enforceable standards for light and sound and to limit use of the facility to Edgewood home games, team practices, and gym classes only.

- Rental of the space to other schools or teams would be prohibited.
- Use of the facility for concerts and other non-athletic events would be prohibited.
- The noise standard would include a maximum decibel level as measured on nearby streets and a separate, lower decibel level as measured people's homes. Noise measured in home interiors should not impede normal conversation.
- The light standard would require lighting that illuminates the field, leaves neighboring homes in the dark, and involves minimum glare.
- Compliance with both sound and light standards would be monitored and enforced by the City of Madison. Compliance with the interior sound standard would be monitored on a complaint or request basis.

My suggestion is to delay this project and to begin a city-facilitated process that starts with objective fact finding on issues relating to light and sound; identifies and evaluates options, including a more detailed version of the above; and brings people together to try to work out a solution that both Edgewood and the immediate neighborhood can accept.

Thank you.

Wendy Fearnside

912 Van Buren St., Madison

(2 blocks from the Edgewood campus; 3 ½ blocks from the proposed facility)

Message: Edgewood stadium proposal

Edgewood stadium proposal

From CARMEN M THOMPSON Date Friday, January 4, 2019 4:42 PM

To Parks, Timothy

Cc

Subject Edgewood stadium proposal

Good morning,

I live on Terry Place and am already annoyed by the noise that now comes from the athletic field that borders on Woodrow. I have lived here since 1979, and I am well aware of the nearby presence of the college and high school! Their sprawl has definitely increased over these years, and enough is enough. The instructive flyer of the Concerned Engineers in the Edgewood Neighborhood is taken very seriously by neighbors and is of great concern to us. Our property taxes are very high, and I do not believe we should absorb yet another avoidable Edgewood-related growth impact. Noise and light issues are big, but additionally, the traffic congestion increase in the neighborhood is a factor that would effect us, esp. since Monroe St. is already a very busy streets. We have already absorbed the increases in street parking from the college for 10 months of the year. Please, do not endorse this unnecessary stadium proposal. Thank you.

Carmen Thompson

Message: Edgewood High School Stadium

Edgewood High School Stadium

From Jake Blasczyk Date Friday, January 4, 2019 5:04 PM

To Parks, Timothy

Cc

Subject Edgewood High School Stadium

Hello Tim:

Happy New Year. I have carefully read and studied both positions regarding the potential Edgewood High School Stadium including the statement of our neighborhood association, DMNA. The DMNA's position convinces me that the potential Edgewood High School stadium has too many negative consequences to warrant such a drastic change in the initial plan. The DMN is a unique place in this city as is Edgewood College and preserving what makes DMNA unique is important and counters Edgewood's argument that it needs the stadium to further it's abilities to attract students. It seems like a flimsy argument. I have also heard that it's impossible for Edgewood to seek alternative stadiums like West High school does. Another flimsy argument.

Please consider DMN's uniqueness as the public hearing on 1/14 approaches.

Thanks you.

Jacob Blasczyk
2624 Monroe Street, #309
Madison, WI 53711



Message: "No" on the Edwood High Shool Master Plan Amendment - Stadium

"No" on the Edwood High Shool Master Plan Amendment - Stadium

From Neil D. McCallum Date Friday, January 4, 2019 5:15 PM

To hstouder@citofmadison.com; Parks, Timothy; Arntsen, Allen

Cc Soglin, Paul; Baldeh, Samba

Subject "No" on the Edwood High Shool Master Plan Amendment - Stadium

As neighbors in proximity to Edgewood High School, we urge a "no" vote on the proposed Edgewood High School Master Plan Amendment to allow the construction and operation of a stadium with lighting and amplified sound system. The following statement indicates our concerns

Comments Regarding Proposed Master Plan Change to Allow New Edgewood Stadium with Lighting, Amplified Sound and Stadium Seating

January 4, 2019

Dudgeon-Monroe is a lovely neighborhood that allows walking to shops, restaurants, schools and both Edgewood and the UW Madison campuses. However, our neighborhood already well understands the impact of amplified sound and crowd noise and fan parking from the limited games at Camp Randall stadium. With our windows closed, we know when Bucky has scored and depending on the wind direction can make out cheers! Although only once a year, we also can hear the amplified sounds of "Jazz in the Park". We have sky glow from the UW Madison power plant and hovering helicopters coming and going to the University of Wisconsin Hospitals and clinics.

Compliance: If the Master Plan amendment is approved to allow the stadium, the City does not have relevant standards for this type of sound and lighting, as well as, monitoring systems and devices to assure compliance to the stated goals of the project. Enforcement without verification is an avenue for evasion and the neighborhood bearing the brunt of disruption! The impacted tax-paying neighbors will have no recourse other than a civil suit.....yet another hardship to endure. This concern is very real as tax-exempt Edgewood has demonstrated a blatant disregard in the past for the zoning restrictions placed on them. Based upon the information provided by the High School, the *lighting* and *sound* information is based on vendor information and was not independently produced. Verification for specific levels for both sound and lighting with an ongoing means of enforcement is a must. Will the police be responsible for shutting down field usage that does not meet or exceed the decibel and lighting limitations specified in the plan? Clearly the police are not equipped to measure these specifics so any approval of a stadium must build in ongoing verification through non-vendor measurements and provide a method of closure for non-compliance.

Parking: Living on Keyes Avenue, we are currently impacted by students and athletes parking on our street. The situation has eased after many meetings with campus officials leading to increased campus parking. The literature produced by the High School indicates that they have on-site parking sufficient for the capacity of the stadium. This assumption can only be made if there are no other functions on the campus. In reality our neighborhood has found that when there have been day-time competitions on the Edgewood "Practice Field", many student athletes (not necessarily Edgewood students) park on Keyes and carry in their sports equipment. Creating a 1000 seat stadium will only aggravate the situation. Our neighborhood is already impacted by the Edgewood High School parking, without the Stadium.

As neighbors that live within the impact zones for sound and light, we encourage a NO Vote on the Master Plan amendment that would allow the new stadium and limit the current encroachment from the 2014 Master Plan approval for a "Practice Field" back to limiting competitions on the existing field which is negatively impacting traffic on Monroe, parking and noise. This is not only a consideration for Edgewood's human neighbors, but also the eco systems of Lake Wingra and the Arboretum.

Submitted by Neil and Shirley McCallum
2225 Keyes Avenue
Madison, WI 53711
[REDACTED]

nmccallum2225@gmail.com

Message: Edgewood Sports Facility

Edgewood Sports Facility

From Michelle Horton Date Friday, January 4, 2019 8:16 PM

To Parks, Timothy

Cc

Subject Edgewood Sports Facility

Dear Tim,

Happy New Year and thanks for all you do for our city.

I am writing to express my support of what Edgewood is wanting to do with their sports facility including adding lights. I have lived in Madison my whole life and specifically on Rowley Ave. and currently on Hollister Ave. The facility will be good for the school and the Madison community. Living in close proximity to the UW football stadium, field house and Edgewood campus the activities that take place at these locations are good for the neighborhoods especially local businesses.

Thank you for considering my request of allowing Edgewood to move forward.

Michelle Horton
2212 Hollister Ave
Madison WI. 53726


Message: Edgewood Stadium Opposition

□ Edgewood Stadium Opposition

From Stuart Stair Date Friday, January 4, 2019 8:56 PM

To Parks, Timothy;Stouder, Heather;Arntsen, Allen

Cc Bidar-Sielaff, Shiva

Subject Edgewood Stadium Opposition

Hello all,

We wanted to express our opposition to EHS's proposed stadium upgrade. We are in District 5 - our house backs up to Commonwealth Ave where the bike path intersects it. About 3-4 blocks from EHS. We have been in this neighborhood ~14 years and prior to that lived in district 5 at 2116 Madison Street, one house removed from the Edgewood campus. I have followed this issue since the "practice" field was proposed and I attended the listening session at EHS a couple months ago. Our kids attend Hamilton MS and West HS.

EHS intentionally misled the neighborhood about the planned use of the field in order to get it installed because they knew once it was laid – their bargaining position would improve dramatically. Which it has, given Alder Arneson's position on allowing a stadium "with restrictions". What precedent is being set when this path to getting a development approved is successful? Have they not already demonstrated that they do not feel bound by "restrictions" - by asking for an exception to the Master Plan? One of the functions of Master Plan is to give residents some certainty and predictability, before they make what is in many cases the biggest investment of their lives – in a house. When we allow exceptions, what is the point? To many in the neighborhood, the Master Plan is supposed to ensure that Edgewood continues to recognize the uniqueness, and limitations, of its location, and behaves like a neighbor, and not an island.

EHS' manner of "addressing" the neighborhood's concerns at the listening session consisted of presenting reasons why a football stadium will somehow not be loud, or bright, or generate traffic congestion. None of these are true. For example, access to EHS parking is a bottleneck so it is irrelevant how many spaces they have. Traffic will divert around EHS during events onto side streets, like the one we live on, Commonwealth. And *of course* we will be able to hear the PA and see the light. This is such an incredibly unique neighborhood. We are right in city with access to everything, yet at night it is pitch black and quiet outside my house. Last night we were listening to the owls along the bike path. We rarely see a police cruiser in this neighborhood. And we pay a premium to live here and raise our family. We work our butts off to afford it as a matter of fact. A football stadium with 80 foot light poles is incongruous with the neighborhood. Period.

For those who live closest, there will be a *significant* impact upon their quality of life and that is completely unacceptable given this nature of the project. For a LOT of families, being able to live in this neighborhood is the realization of a dream and the culmination of hard work and sacrifice. This is not an infill or civic project with community benefit being proposed, and the neighbors are not NIMBYS. This is a larger than necessary facility for a *private* school that the vast majority of families in Madison cannot afford – with a majority of its students living outside the neighborhood. This proposal is offensive to many parents with kids at West, where we have the most underfunded athletics programs among the public high schools...and of course no stadium. The argument that EHS *needs* a stadium on campus is ridiculous, as a majority are commuting in. A stadium in the suburbs would be more convenient for this student body – in reality. Kids don't stay after school until football game time.

It's unfortunate the EHS has decided to "take on" its own neighbors as it has caused a lot of completely unnecessary strife and division. It's our sincere hope that they are compelled to abide by the Master Plan and continue to use the field in the manner they told the community it was going to be used.

Thanks for all of your work on this issue!

The Stairs
2409 Norwood Place
Madison WI 53726

Message: No new stadium, svp

No new stadium, svp

From Will Costa Date Friday, January 4, 2019 9:53 PM

To Stouder, Heather;Parks, Timothy;Arntsen, Allen

Cc

Subject No new stadium, svp

Dear Ms. Stouder, Mr. Parks and Mr. Arntsen,

Please count me as opposed to an Edgewood stadium for the following reasons.

- 1) I feel bad for the adjacent homeowners. They would see the value of their homes drop so Edgewood can see their donation go up. It's as if Edgewood would get to hand them a bad luck tax.
- 2) I fully expect a busy stadium would degrade the quality of life on those quiet side streets and wherever spillover parking would occur. There would be a lot less parking for regular visitors at Wingra Park. We can all suppose that would hurt the business of the boat rental. The restaurants by Monroe and Knickerbocker would have to chase fans from their parking lots.
- 3) I would like to see Edgewood use that \$1mm and invest it in their special education program or something equally worthy. I wonder how many food pantries they could endow with that money.
- 4) I oppose the stadium because, irrefutably, football means brain injuries. Pop Warner enrollments are down 30%+ across the country. The size of leagues and teams are contracting. In that light, building a football stadium is most unwise.
- 5) Lastly, it would be an eyesore, garish and incongruous, forever and daily, a blot on Monroe St.

Please note that (1), (2) and (5) would affect the nearest neighbors most.

Kind Regards, Will Costa, 211 Vista Rd., Madison, WI 53726.

Message: Edgewood Stadium Proposal opposition and comments

□ Edgewood Stadium Proposal opposition and comments

From Jonathan Du Chateau Date Friday, January 4, 2019 10:05 PM

To Stouder, Heather; Parks, Timothy; Arntsen, Allen

Cc

Subject Edgewood Stadium Proposal opposition and comments

Dear Ms. Stouder, Mr. Parks, and Alder Arntsen,

As a resident and registered voter in the Monroe-Dudgeon neighborhood, I'd like to register my and my 2 daughter's **opposition** to the Edgewood Campus stadium. We are also opposed to any "foot-in-the-door" compromise that allows a stadium but with use more limited than Edgewood proposes given that this will sets a precedent and expectation of future expanded use.

I feel that a question that needs to be seriously considered is "**Are the desires of those who have no real tie to the neighborhood and won't be directly impacted outweigh the impact to those that live there?**" I believe that the answer is a definitive NO given the residents' concerns supported by the information below.

Who is impacted?

The beneficiary of this proposal is the modest sized student body (under 500 students) of temporary 4 year students where over 50% of the student body are **NOT** Madison residents and less than 25% live in the 53711 or 53705 area codes - per Edgewood's own published demographics stats (https://www.edgewoodhs.org/about_us/school_demographics).

Those negatively impacted are all the full-time families who make their homes in this area.

This is a proposal that benefits a few non-residents whose student attend Edgewood for a few years at the expense of the full-time residents.

What is the impact?

1) Noise

Wind direction is a significant a factor for sound levels. A light breeze will carry sound significantly downwind.

2) Light Pollution

The 80 foot light poles are same as an 8 story building. These will be an eye sore even when not in use, especially that close to a residential section of Monroe St. At that height, the poles and light will also be visible from Lake Wingra and the arboretum. Edgewood proposes to use the same lighting as the Warner Park stadium claiming that light pollution will be barely noticeable. This is not believable as I recently lived 1 mile from Warner Park (which uses the same lighting being proposed) and could easily tell which nights had baseball games by the light pollution.

3) Traffic & Parking

Edgewood claims that there will be no traffic impact does not follow residents' experiences. Another 500 or so vehicles going to and leaving the single entrance over a short time frame will cause additional Monroe Street congestion that already suffers from high traffic volume during rush hour. This creates additional safety concerns for pedestrians and cyclists patroning neighborhood shops/restaurants or enjoying Wingra Park and lake.

Edgewood also states that they will discourage parking on the streets. Regardless of any such effort, human nature is such that people will avoid a parking lot with 1 exit for 500+ cars.

Residents and businesses already experience parking issues, and this will only cause additional parking problems at peak business times. Should people use EHS's lot, at what point will a traffic cop be needed to facilitate that many cars leaving through 1 exit thereby creating delays, congestion, and back-ups on Monroe St?

The quality of life impacts and impacts to the natural environment will be significant for the area.

Is a new stadium needed?

The Wisconsin State Journal quotes EHS president as saying, "*It's needed for us to continue to advance our sports programs and attract students. It will generate tremendous school spirit and pride. Alumni have dreamed of this day for a long time.*"

1) Attracting students doesn't seem to be a problem and EHS has provide no information that this is an issue. When my daughter considered attending EHS I was told to have her application submitted on the 1st day or she would be on the waiting list as it fills up that quickly. I did not, nor do I believe that people who consider paying \$10k per year for an EHS education base their decision on the outdoor athletic facilities.

- 2) The student body morale statement doesn't resonate. Student populations aren't like a generation ago where a large portion of the student body turned out for each football game for social gathering or school spirit. Today attendance is mostly families of players and a few die-hard fans.
- 3) As for the alumni who have "dreamed of this day", who are these alumni, how many live in the neighborhood and how children attending EHS? Most significantly, how important can this be to them if they don't already attend in numbers that exceed existing capacity? - per Edgewood, average football game attendance is 500 per game, only 60% of the existing facility's 800 person capacity.
- 4) The EHS president also claimed reduced student/family travel for on-campus home games, but this doesn't bear out given that more than 75% of the student body live beyond walking distance to EHS and will need to travel in any event. (50% from outside of Madison and 75% outside of neighborhood)

The answer to the above question seems to be NO from Edgewood's own information. There is no shortage of applicants, the facility averages only 60% capacity for the most popular sport, football participation is declining as we learn more about the health risks, and there is no reason to believe that the proposal will increase attendance by another 60% to exceed the existing 800-person capacity. Also, Madison's public high school sports teams are thriving without on-campus stadiums, why can't Edgewood?

Thank you.

Jonathan "J.J." Du Chateau
Margot Du Chateau
Elise Du Chateau
668 Pickford St, Madison, WI

Message: Edgewood High School stadium

Edgewood High School stadium

From Shelley Caw Date Friday, January 4, 2019 10:18 PM

To Parks, Timothy

Cc

Subject Edgewood High School stadium

Dear Mr. Parks:

I am writing in support of the Edgewood High School stadium proposal. I live in the 2300 block of Monroe Street. While I understand my neighbors' concerns about noise/light/traffic issues related to the stadium expansion, I believe that those issues are all part and parcel of living on Monroe Street and in the Dudgeon Monroe neighborhood. We already have significant traffic issues on Monroe Street during EHS and ECS opening and closing—or during any of the events at one of the Edgewood schools/college, including the neighborhood Farmer's Market hosted in the Edgewood parking lot. We already have significant neighborhood disruptions (noise/people/traffic) whenever UW has an event—especially during football season. Often marathons and runs-for-charity use a route that passes from Woodrow onto Monroe Street. From my house, I can hear athletic practices and games already occurring on the new field at EHS as well as outdoor events at Camp Randall and at West High School. Open lunch at West High School creates some negative issues for the neighborhood. Emergency vehicles drive full speed, lights and sirens blasting, 24 hours a day on Monroe Street. The new street lights on Monroe Street are so bright, I could read outside at night. With Monroe Street being a major east/west thoroughfare and the Dudgeon-Monroe neighborhood's close proximity to schools, businesses and parks, our neighborhood is busy and lively at all hours of the day, every day. Thus, I see no reason to single out and restrict Edgewood High School from expanding the use of their new field.

Thank you,

Michelle S. Caw
2340 Monroe Street

Message: Edgewood High School Stadium Proposal

Edgewood High School Stadium Proposal

From John Janty Date Friday, January 4, 2019 10:24 PM

To Stouder, Heather;Parks, Timothy;Arntsen, Allen

Cc

Subject Edgewood High School Stadium Proposal

January 4, 2019

To Whom It May Concern:

I fully support the DMNA position against the proposed Edgewood High School Stadium and would like to add another perspective in support of the position if I may.

I have lived on Commonwealth Avenue for the past 40+ years. During 37 of those years I taught and coached at a Madison area public high school. Over those years the school I was associated with often competed in athletics against Edgewood High School, and it was always well understood that Edgewood High School was recruiting area athletes away from the public schools.

A state-of-the-art stadium, especially highly visible from busy Monroe Street, would certainly serve as a valuable recruiting tool for Edgewood High School. As the UW Athletic Department clearly understands, outstanding athletic facilities are critical in successfully recruiting quality athletes. Also, in today's sports obsessed society, a school's athletic success frequently is equated with high academic programs, i.e., if an institution is successful on the field, it is many times assumed (and often falsely) that it must be a strong academic institution as well. It is clear to me that Edgewood High School's effort to upgrade their stadium to a state-of-the-art facility is an important tool for them to recruit athletes and students away from the Madison area public schools. Please bear in mind that our local high school, West High School, does not have a stadium nor does East High School.

As is well understood, with every student that Edgewood High School recruits away from a public school several thousand dollars are "stolen" from that student's public school through lost state aid. I find it disturbing that the residents of our neighborhood are being asked to sacrifice so much to enable Edgewood High School to enhance their recruiting efforts, take money away from schools such as West High School, and ultimately put another "nail in the coffin" of public education. Since I support public education, I cannot support Edgewood's Proposal!

Respectfully submitted:

John Janty

Commonwealth Ave.
Madison, WI

Message: Edgewood stadium

Edgewood stadium

From Lyric Bartholomay Date Friday, January 4, 2019 10:28 PM

To Parks, Timothy

Cc

Subject Edgewood stadium

Dear Tim,

I am a resident of the Dudgeon-Monroe neighborhood, and am very much opposed to the proposed Edgewood stadium expansion.

I would be grateful if you would make note of my opposition and thank you for hearing me out on this.

Best,
Lyric

Lyric Bartholomay
615 Gilmore Street

Best,
Lyric

L. Bartholomay

Message: Edgewood Stadium

Edgewood Stadium

From Linda Nelson Date Friday, January 4, 2019 11:19 PM

To Stouder, Heather;Parks, Timothy;Arntsen, Allen

Cc

Subject Edgewood Stadium

Hello,

I live on Keyes Avenue, and am writing to oppose the new Edgewood Stadium. I am afraid of noise levels, sky glow, and of course more traffic in the neighborhood. We already struggle with the 7 or 8 Badger weekends with noise, traffic, etc.

When Edgewood remodeled the stadium to the current Goodman stadium, they were in good faith they would not add lights and sound. Now they are going against their original plans.

Madison West High School (as well as Madison East) do not have their own "home" stadium, and they have been able to deal with that for all of these years. That is kind of the plight of the more urban schools.

Please do not let this new stadium plan go forward. I also do not support a compromise of allowing the stadium to be upgraded, only with 5 events a year. I think we all know that each year this would probably be more and more, or Edgewood would keep allowing more events.

Thank you,
Linda Nelson

Message: Fwd: Edgewood High School Stadium

Fwd: Edgewood High School Stadium

From Sheila Martin Date Saturday, January 5, 2019 12:01 AM

To Stouder, Heather

Cc Parks, Timothy

Subject Fwd: Edgewood High School Stadium

> Dear Ms. Stouder and Mr. Parks,

>>>>

>>>> I am writing to you as a Dudgeon Monroe neighborhood resident who is very concerned about the stadium being proposed by Edgewood High School. I live on the 2100 block of Keyes Avenue, just two blocks away from Edgewood, and I have significant concerns that the increased traffic and late night noise and lights will create serious safety issues for residents, as well as decrease my house's assessment and resale value.

>>>>

>>>> Our neighborhood was established in the early 1900's and was not built to accommodate the level of traffic and parking demand that currently exists, let alone the expanded demands created by inserting this proposed football stadium. During the past 6 months of Monroe Street construction we have seen the devastating effects of overflow traffic into our quiet, little neighborhoods. As frustrated motorists seek parking and alternate routes to and from Near West Madison destinations we have had many cars hit on our street by motorists racing down our skinny streets. Keyes Ave has been parked wall-to-wall along both sides, allowing just enough width for one car to pass through, while other cars impatiently queue up, waiting to race through. While this has historically occurred during the 5-6 UW-Madison home games each year, it has now become a daily occurrence, creating a very unsafe environment for the many small children who happily live and play in our neighborhood, as well as our elderly residents who stroll throughout. I speak from experience when I note that the increased traffic creates personal losses, as I have had a car damaged while parked on the street during this recent construction and a child who was hit several years ago by a car traversing the neighborhood in search of last minute UW Football parking. While Edgewood's stadium would be smaller, it would also be much closer to home. The noise and lights would directly impact the quality of life along our street. The people driving through the neighborhood, many of them visitors unfamiliar with the area, would be just as hurried and impatient, extending this issue into evening hours where visibility is lower and accidents more likely to occur.

>>>>

>>>> We have purchased homes in this neighborhood because we value the peace and quiet of those evenings. We enjoy knowing that children can play and ride bikes without injury, our elderly neighbors can safely walk and cross driveways and streets, and people can walk dogs peacefully into the evening hours. We appreciate that we have safe parks, playgrounds and lakes nearby that will be disturbed by the intrusion of this proposed stadium. Many of us have had children attend West High School, just a few blocks away, which has never had a football stadium on it's grounds. We can honestly attest that this has not been a hindrance to the school or our children in the least. Taking all these things into consideration, I am hopeful you will understand my opposition to the proposed stadium.

>>>>

>>>> Kind regards,

>>>>

>>>> Sheila Olk Martin

>>>> 2142 Keyes Ave

>>>> Madison, WI 53711

Message: Please Deny the Edgewood Stadium (from Woodrow St Resident Rachel Durfee)

Please Deny the Edgewood Stadium (from Woodrow St Resident Rachel Durfee)

From Rachel Durfee Date Saturday, January 5, 2019 2:41 PM

To Parks, Timothy

Cc Rachel Durfee

Subject Please Deny the Edgewood Stadium (from Woodrow St Resident Rachel Durfee)

From: Rachel Durfee
848 Woodrow Street
Madison, WI 53711
rachel-durfee@sbcglobal.net
January 4, 2019

Dear Mayor Soglin, Madison Plan Commission, and the Madison City Council,

I am writing to ask you to oppose deny Edgewood's proposal to expand its practice track and field into an "Athletic Complex" with the addition of stadium lights and an amplified sound system. I request that you take a firm stand against this as something that is not compatible with the charm character of this historic neighborhood and would negatively impact the enjoyment of my home, the value of my home and the tranquility of Lake Wingra, the Arboretum and Vilas and Wingra Parks.

I have been a resident of Woodrow Street for 24 years. With each Master Plan and building proposal that Edgewood puts forth, we are asked to accept larger enrollment caps, more parking, more traffic, more buildings and more "amenities" that are all driven by more revenue needs. We have absorbed many "mores." With each proposal, we have worked with Edgewood to minimize its impact on the neighborhood and to seek as much compromise and win-win as possible. However, **stadium lights and amplified sound are the two things that I and my neighbors have held to be non-negotiable. They are either there or they are not. There is nothing about this that is a win for me or for my neighbors.**

I opposed this same proposal 22 years ago. In 1996 Edgewood presented essentially the same plan that you are reviewing. The plan showed the expansion of the track and field into an Athletic Complex. They wanted stadium lights, a sound system, and a grandstand with a press box, storage, concessions and an ultimate seating goal of 1400-1500. The only difference with what they are presenting today is that they have a much slicker sales pitch, have money burning a hole in their pocket and have engaged in a lot more intense intimidation tactics. In 1996 the neighborhood opposed the stadium and Edgewood withdrew their proposal.

Under the existing Campus Master Plan, approved in 2015, Edgewood spent \$1.5 million to upgrade its 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." **However, after completing the upgraded field, they have used it for games (in violation of the Master Plan), as well as practices, and now are seeking to add lights, amplified sound and increased use. I already consider the 2015 "upgrade" to be a**

compromise and now Edgewood is demanding more. It is distressing that I am once again fighting the same issue to protect the neighborhood, Lake Wingra and our parks.

We all know what we think when we drive by a field with stadium lights, even when the lights are not on and the field is empty. We know what the presence of stadium lights imply: the glare of lights, the blare of the sound system at all times of the day and night, night games, fan noise, traffic, etc. We form in our mind an opinion that the surrounding neighborhood is less desirable and that we wouldn't want to live there. This is not what we want for our neighborhood. You cannot just insert a stadium and expect that there will not be adverse impacts.

MY REASONS FOR OPPOSING THE PROPOSAL:

- 1. Sound System and Stadium Noise** will carry throughout the neighborhood day and night. Amplified sound has a booming, echoing, electronic character that carries long distances. As crowds get bigger, the sound system needs to get louder to project one's voice over 1300 fans and a pep band. Cheering fans, bands, car engines, referee whistles - a stadium comes with lots of noise that cannot be controlled by technology and this noise will be carried by the breeze throughout the surrounding community and onto Lake Wingra.
- 2. Stadium Lights 80 feet tall** will be visible to neighboring homes and Monroe Street users, adding more light pollution to the neighborhood and Lake Wingra. Lights would be bright enough to illuminate a very large area to the level of daylight. These banks of lights on 80 foot poles will be visible from Monroe Street alerting all who pass that a stadium is here and defining a new, undesirable character for Monroe Street. The lights will be at an angle to illuminate the field. Houses on Woodrow are below the level of those lights and will look right up into them. Houses on the perimeter will have "front row seats to every game" and will be able to see it lit clearly and brightly from distances as close as 95 feet. Light carries, especially with humidity and the glare of the field will emanate as a visible and pervasive glow.
- 3. Extended hours of use enabled by lights** until 9:45pm will disrupt the quiet of warm weather evenings and make it difficult for young children to sleep. With lights available, there will be a desire to use them for additional Edgewood practices and events.
- 4. Increased use by outside groups** of unspecified sizes and frequencies. You build it and they will come. Even though Edgewood says they will limit their use of the field, they have also said that they want to offer the use of it to other groups. And other groups will approach them. These groups will be willing to pay and Edgewood will want and likely need the revenue stream; meaning we will get more than we bargained for.
- 5. Increased traffic and parking issues.** An increased use of the field has not been factored into the Monroe Street rebuild, the neighborhood plan and the City's Plan.
- 6. Proximity to neighboring properties** – the closest residence property line is only **99'** from the proposed stadium and is closer than the residences to the following high school athletic facilities:
 - Middleton High School: **285'** from nearest residential property line
 - Verona High School: **416'** from nearest residential property line
 - LaFollette High School: **1000'** from nearest residential property line

7. Property values around Edgewood will be adversely affected by the addition of lights, a sound system, and the increased use and capacity of this field.

8. A stadium does not fit the character of the Monroe Street corridor and the tranquility that we value in our yards, in our parks and on Lake Wingra.

Again, I ask you to oppose deny the proposal by Edgewood High School to expand the use and impact of the track and field by the addition of stadium lights and an amplified sound system.

Thank you,

Rachel Durfee

848 Woodrow Street
Madison, WI 53711

Message: Edgewood Stadium - Do Not Approve

Edgewood Stadium - Do Not Approve

From Christopher Gibson Date Sunday, January 6, 2019 8:45 AM

To Stouder, Heather;Parks, Timothy;Arntsen, Allen

Cc

Subject Edgewood Stadium - Do Not Approve

Heather, Tim, Allen:

Noise is already a problem for our neighbors near Edgewood. Increasing noise and light pollution with the new stadium is unacceptable.

The Edgewood stadium should not be approved and existing regulations should be enforced more rigorously for the existing practice field.

Chris Gibson
1917 Commonwealth Ave.
Madison, WI 53726

Message: No to Edgewood Stadium

No to Edgewood Stadium

From Becky Holmes Date Sunday, January 6, 2019 11:07 AM

To Parks, Timothy

Cc

Subject No to Edgewood Stadium

Dear Mr. Parks,

I'm writing to express my objection to the Edgewood High School stadium plan. I live on Hollister Ave., which would be only marginally affected; however I am more upset about the school's bad faith approach to the negotiations with the neighborhood. I also worry for my friends who live closer to the stadium. Their quality of life and their property values will surely suffer. Please oppose this plan. Thank you.

Rebecca Holmes
2228 Hollister Ave.
Madison

Message: Fwd: File #: 53954 - Amend the Campus-Institutional (CI) District Master Plan – 2219 Monroe Street and 829-1000 Edgewood College Drive

Fwd: File #: 53954 - Amend the Campus-Institutional (CI) District Master Plan – 2219 Monroe Street and 829-1000 Edgewood College Drive

From Maria Rattunde Date Sunday, January 6, 2019 1:14 PM

To Stouder, Heather; Parks, Timothy

Cc

Subject Fwd: File #: 53954 - Amend the Campus-Institutional (CI) District Master Plan – 2219 Monroe Street and 829-1000 Edgewood College Drive

Hi Heather and Tim.

I am forwarding my email to make sure you received it as well.

It was tough to identify who all the recipients ought to be.

Please vote NO, and protect the values of our neighborhood.

The Edgewood High School stadium will have a deleterious impact on our community.

Respectfully,

Maria Rattunde

----- Forwarded message -----

From: **Maria Rattunde** <maria.rattunde@gmail.com>

Date: Fri, Jan 4, 2019 at 3:04 PM

Subject: File #: 53954 - Amend the Campus-Institutional (CI) District Master Plan – 2219 Monroe Street and 829-1000 Edgewood College Drive

To: <prsoglin@cityofmadison.com>, <district13@cityofmadison.com>, <planning@cityofmadison.com>, <District17@cityofmadison.com>

Cc: <dfields@cityofmadison.com>, <kobeng@cityofmadison.com>

Dear Mayor Soglin and the Madison City and Common Council,

By now you have received multiple emails in multiple formats about Edgewood High School's (EHS) request to amend the Master Plan for a new stadium.

Please consider my letter to be one to support your decision to vote NO.

From my perspective, this boils down to the following questions:

1. What type of neighborhood does Madison want Monroe Street to be?

Monroe Street has been a darling of the city of Madison (Vote **NO** to keep it that way).

2. Is the city willing to reduce its tax base and provide more police services?

- YES to EHS means conversion of multiple single family homes into rental units and a decrease in value of neighboring properties.
- Increased police force to support parking/traffic/neighborhood disruptions.
 - Theft, noise, and harassment have already increased as a result of field usage and activity associated with this process.

Additional considerations:

- I was raised in Madison, I went to EHS and have been a neighbor since 1991; I have supported Edgewood with past multiple compromises.
- I am appalled by the deceit of EHS and I do not feel that they should be rewarded again.
 - I understand there is a Goodman board member that is also on Edgewood's Board. A (disconnect) wonderfully generous Jewish community foundation gave money to a private Catholic High school for athletic events that does not support the city/community?
 - Although Vilas neighborhood association initially voted for EHS, the December meeting voted those Vilas/EHS board members out, Vilas now says NO.
 - EHS built this field outside of the Master plan with the intentions of creating a space they could rent out as a form of fund raising. They chose to give up the Edgefest we supported. EHS has proven itself to be a bad neighbor.
 - Student populations are dropping, knowledge on sports concussions has increased, and fewer students are choosing to engage in football (EHS is not known for its sports). How can we support EHS when East and West have proven they can succeed without a stadium next door to their schools? This will not increase the student population.
- The proposal is a monstrosity that will impact the neighborhood quality.
 - 4 80' light poles (30 Candle), expanded seating (1200 fans), concessions, and an amplified sound system of min 60 db (actual sound study proves otherwise), with anticipated max of 40 evening games per year (this does not include day games/rentals).
 - EHS says the technology is available but this is false; **noise/light cancellation technology does not exist.**

Please note, in the spring of 2017, the Dudgeon-Monroe Neighborhood Association conducted a survey and found that 67.8% of the neighborhood residents who responded felt a stadium would be a detriment. Similarly, 2 of every 3 letters Alder Sara Eskrich received were in opposition. I encourage you to review the impact this will have on the city and vote NO on this proposal.

Other letters to you will cover the history of what has happened with the planning process. I ask that you take the time to consider their information.

The impact of a stadium in a beautiful residential district adds no value to the city of Madison, but will negatively impact it.

Please vote NO so you do not entangle yourselves in a highly questionable and deceitful process. I want what is right for Madison.

Thank you for your time and consideration.

Maria Rattunde
838 Woodrow St.
Madison, WI 53711

Comments on the proposed new Edgewood High School Stadium

So, how loud can football stadium noise can get? It seems that football stadium noise is a desirable advantage to the home team and appears to increase the enjoyment of most of the home team fans in attendance. The louder, the better seems to be standard operating procedure at most football games. The current record for football stadium noise seems to be around 142 dB. This is about how loud it gets on the deck of an aircraft carrier when jet fighters are taking off.

Noise monitoring equipment manufacturers are even getting into the game by offering football franchises sophisticated sound level recording devices that are installed in the stadium to monitor the noise levels and instantly display the current noise level on the stadium scoreboard so that everyone in attendance can see how loud they are. This has the direct effect of causing the fans to cheer even louder. Various football stadiums around the world are now vying for the title of the world's loudest stadium. The sophisticated sound systems now being installed in stadiums are also capable of amplifying fan noise in stadiums to even higher levels.

On its website, Larson Davis, a manufacturer of noise monitoring equipment, has an interesting page that promotes their state of the art stadium noise monitoring equipment. The purpose of this equipment is not to try to reduce the noise level in the stadium but to show how loud the stadium fans can get and cause them to cheer even louder!

Here is a link to that Larson Davis webpage:

[Helping Football Fans Make Some Noise](#)

This webpage is an interesting read in light of Edgewood High School's claim that they are doing everything possible to reduce stadium noise at the proposed new stadium they want to build on their campus.

Here is a link to a Sports Illustrated article about the competition between football stadiums for the title of world's loudest football stadium:

<https://www.si.com/nfl/2014/09/29/chiefs-break-seahawks-noise-record>

I can see why the hundreds of single family home owners surrounding Edgewood High School on three sides are worried about the noise that a new football stadium could bring to their homes and backyards. Really, when it comes to sports events, it is all about making noise and cheering for the home team as loud as you can. For the homeowners surrounding Edgewood College and High School, it is not just the prospect of increased noise but increased traffic and parking issues as well as disruption of the natural darkening of the evening sky by powerful LED lights that would be needed to light up the stadium during evening games.

The city of Madison must carefully review Edgewood High School's request to permit construction of a new stadium. The following conditional use approval standards fall into play here:

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.
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

Beyond all the above information and logic, I don't understand why anyone would want to go watch their son, grandson, or nephew get their brains permanently injured by repeated head concussions and call that fun. The young adult is supposed to be going to Edgewood High School to get a great education not to get their brains bashed to smithereens. Why is football even allowed to be played anymore at colleges and high schools? It is a known fact that playing this sport is generally not good for your brain.

I believe the appropriate decision to make here is NO NEW STADIUM.

Ron Shutvet
January 6, 2019

David D. Leeper
866 Terry Place, Madison, WI 53711
[REDACTED] **Email daveleeper@gmail.com**

January 4, 2019

Dear Ken Opin and the Madison Plan Commission,

Edgewood High School, EHS, asks this Commission for permission to change existing zoning so it can use its property as it chooses and build a stadium. That request should be honored unless EHS's use interferes with the use of neighboring properties.

In this case the proposed stadium will clearly interfere with the quiet enjoyment of dozens of properties and hundreds of neighbors- as well as numerous visitors to some of Madison's most unique parks and natural spaces. No individual would ever be permitted to build a stadium like EHS has proposed - even if they bought up a whole block and had the space to do so. Should EHS be treated differently?

We, as neighbors, and as the Dudgeon Monroe Neighborhood Association, have worked cooperatively with Edgewood for many years, recognizing the value EHS offers students and the benefit they bring to our neighborhood. DMNA has approved over a dozen different building request over the last decade even though they have negatively impacted some neighbors. We have concluded, this time, however, that the benefit to EHS does not justify the harm that will be done to close neighbors, or the disruption of our neighborhood. As you know, our DMNA Council voted 18 -1-1 to oppose the stadium.

EHS wants a stadium, and that is understandable; but they do not need a stadium. EHS has played football games at the Middleton Stadium for the last ten years with an agreement for priority scheduling. This agreement worked well and Middleton is willing to negotiate a new contract for use of its field by EHS. EHS President, Mike Elliot, however, has intentionally deceived the city, the neighbors, and perhaps his own students and boosters by pretending the use of Middleton is 'not feasible' so he will get the new stadium he wants. On June 15, 2015, Elliot was quoted as saying they were improving their field only as a practice field, and the neighbors agreed. He said "We're between two neighborhood associations. They have been vehemently opposed to us having lights or playing games here" as he assured neighbors he never planned to play games on the new field.

EHS is currently in the process of a significant addition to its school buildings and I have not heard any neighbor suggest they should not modernize their school. We want EHS to succeed in its mission of educating "the whole student for a life of learning, service, and personal responsibility." Building a stadium in a dense residential neighborhood, however, is not required by this mission.

This Commission has the responsibility to plan and manage Madison's development for the benefit of the entire city. The fact that EHS has convinced the wealthy Goodman Foundation to provide money to build a stadium does not mean it is good for our city. The stadium does not

meet our crying need for improved transportation, affordable housing, or closing the achievement gap. It does not increase our tax base, reduce our fossil fuel consumption, or provide good jobs for our people.

Madison is growing; but it needs to grow smart. Some say EHS neighbors do not want a stadium in our backyard- and that is true. But it is not the whole story; we don't want a stadium like this in anyone's backyard. This Commission has the responsibility of protecting everyone's backyard. Disturbing any residential neighborhood in this city with a stadium like this is not smart growth when perfectly acceptable alternatives exist for playing football.

Sincerely,

Dave Leeper

To: Planning Commission
CITY OF MADISON

From: Bob Meyer
812 Woodrow Street
Madison, WI 53711

Re: Edgewood Athletic Facility Expansion/Stadium Amendment to Master Plan

Dear Madison Planning Commission Members, Alder and Mayor Soglin,

I would like to clearly state my opposition to the proposed expansion of the athletic practice facility on the Edgewood campus at the corner of Monroe Street and Woodrow Street.

With the current (expanded) use we see now, after the field was renovated, we can hear all activity on the field in every room of our home. Every whistle blow, every shout at a player or ref, the electronic scoreboard with the car alarm sounds, etc. There is nothing that can be done to stop the noise from the field from entering our home – as it is now, we wait for sundown for the noise to stop. Two of the three bedrooms of our home face the field, and all three bedrooms have a “view” of the field (photos). Given the topography and the lack of any sound barrier/berm – this proposed expansion will impact the continued use, value and enjoyment of our home. If this amendment is approved, the field use as proposed could include lighting the field for practices and other events and take away the one natural way of controlling and limiting the length of time that the field is used.

The current amendment to the Master Plan also includes a provision for 80 foot tall poles to hold the lighting equipment. The closest pole would be situated across the street from our home (approx. 90') The height of our home is only about 30' There are no existing trees or natural obstructions that could be added to keep this from impacting us, yet we are expected to believe the testimony from the company selling the equipment to Edgewood. Photo at the end of this letter shows approximate height and width of lighting fixture based on information from proposed amendment. This photo had to be taken from the side yard of our home to get a sense of the scale.

In general, this expansion is not a good fit for any urban neighborhood. The existing field is very close to single family homes with limited ability to truly buffer the lighting, sound amplification and noise of up to 1000 individuals - including “pep” bands. The playing field is level with first floor of many homes on the upper end of Woodrow Street – direct line of sight and sound from the field. This stadium expansion was not part of the 10-year Master Campus Plan – we are growing weary of having to defend our home and our peace and quiet from the actions of one of our neighbors.

Specifically, I oppose the proposed amendment that changes the current parameters and use of the athletic field for the following reasons:

- **No ability to control noise from the field** – The current use of the field is already disruptive to our home use as it has been greater and more frequent than was approved in the Master Plan. We have to close windows (no central air in our 1911 era home) to contain as much as possible the field noise. The stadium location and siting direction funnels noise directly at the upper end of Woodrow Street. We are also situated so that the houses along Monroe Street between Woodrow and Terry Place also creates an echo effect where the sounds from the field come in the back of our home as well. The stadium is a further addition to the noise funnel aimed at our home and is addressed separately.
- **Lighting** -- The front of our house and two of our three bedrooms face the field at about mid-field. The effect of light trespass from a facility this size cannot be contained, if the fixtures work as presented – there is still the issue of very large poles to hold the lights. The 80 foot (roughly 8 story) poles, would be visible from nearly every room of our home as well as as far away as the capital (the following links were panoramic views created from a drone hovering at 80’ above the easement nearest the location to the poles ~20 yard line.
<https://roundme.com/tour/331855/view/1099983/>
<https://roundme.com/tour/331853/view/1099943/>
The proposed poles would extend well above the current tree line and be absolutely visible. For the upper end of Woodrow Street we would be “under” the lights, which seems to be in conflict with Madison lighting ordinance (references).
- **Sound Amplification** – Given the close proximity to residential properties along the Monroe St corridor, the ability of to control the sound level so as to not “disturb the comfort, quiet and repose” is impossible. Current portable PA systems used on the field were completely unsupervised and frequently multiple calls and in-person visits were required to get any change in sound levels. It should not be up to the neighborhood residents to enforce violations of city noise ordinance. At times the sound levels were loud enough that we would get reflection off the houses behind us from Terry and Monroe Street. The presentation really only talked about the amplified sound from the night games and as one participant mentioned there is really no way to “model” the sound of up to “about 1000” people shouting, stamping their feet, and cheering. Given the potential bleacher configuration, there is really no way to predict the sound pressure levels at, or inside our houses. As the situation currently stands – the football team’s usual “PRIDE” warm up is clearly audible inside our homes.
- **Expanded Seating Capacity** – The expansion of the seating area alone (without lights or amplified sound) would bring with it the guarantee of additional noise from larger crowds, bands, bleacher stomping, etc. As is, we can hear players, coaches and others when they are on the field without amplification. With seating for 1000 fans, pointed at our house, at the very same level as our floor, there is no possibility of controlling the

noise that enters our home. Other stadium have stands on both sides of the field – in this case ALL of the noise generated by the crowd and the amplified sound would be directed or reflected at our home.

- **Appropriateness for the neighborhood** – The size and scale of this addition to the practice facility does not fit into this largely owner-occupied single family residential neighborhood. The current use, as a practice facility, already strains the limits of what should be expected of anyone living near a school or practice facility.

This expansion also represents a major modification to the use of the campus in a way that was not been considered by the City of Madison planners or the surrounding neighborhood associations when the Master Plan was submitted and agreed upon. In fact, the stadium idea was brought up and was deferred based on the feedback from the neighborhood associations and the community in the planning process. For Edgewood to bring this up as a separate issue/amendment, this is a potential loophole in the planning process that will allow entities to bring contentious issues up in the court of public opinion versus the City's standard planning process.

While not in the domain of the Planning Commission and Alder, I would like to add that due to our willingness to discuss “our side” of the debate, our family and I have been targeted personally for stating opposition to having an athletic stadium directly across the street from our home. Starting in August of 2018 in the Madison Magazine article by John Roach (<https://www.channel3000.com/madison-magazine/opinion/john-roach/roach-friday-night-fights/785752906> Roach did not talk to me personally, he only quoted a short interview from the last time Edgewood proposed to expand their stadium). Just today, mail delivered to our home (photo 3 below), targets us directly and is potentially a threat to the value of our home. Our personal property has been stolen from our yard and we aren't even the most vocal opponents.

Finally, the impact on property values (and property tax revenue) is clearly at risk. The change from a “practice facility” to a “stadium” will impact property values in the immediate neighborhood, not only by restricting the “use, value and enjoyment” of our property. It is very likely that the homes that are now owner-occupied could revert to rentals as families and long-term residents move away. What Madison doesn't need is more transient student housing, replacing stable single family homes.

Please consider the long-term impact on the surrounding homes and families, compared to what is being proposed as something that is only going to be used for 4 or 5 high school football games.

Sincerely,

Robert H Meyer (812 Woodrow Street – somewhere between the 20 and 30 yard line)

Photos of light pole location closest to our home (first is from side yard between houses. Height based on drone location at 80' above field level:



Photo 2: View from second floor bedroom facing the field. Yellow line indicates approx. light pole location. The top would be above the level of the trees – 30 – 40 feet above the ridgeline of our home.)



Photo 3: Targeted harassing mail sent to home address with photo of our home on it. (Text reads: It is time TO SELL Free Market Analysis and Home Evaluation When people mention crazy neighbors, this house is the poster child completely unhinged Wouldn't recommend anyone living next to this craziness.)

It is time TO SELL



Free Market Analysis and Home Evaluation

When people mention crazy neighbors, this house is the poster child,
completely unhinged
Wouldn't recommend anyone live next to this craziness

References:

Campus Master Plan:

https://www.cityofmadison.com/planning/projects/reports/1000ecd_Master.pdf

City of Madison Planning document

- 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.

Lighting ordinance

- 2) There cannot be a direct line of sight between other property and a light source (or it's reflector) on your property, such that glare from the light source would cause discomfort or annoyance on the other property.

Noise ordinance

24.04 PROHIBITION OF NOISES DISTURBING THE PUBLIC PEACE.

- (1) No person shall make or assist in making any noise tending to unreasonably disturb the peace and quiet of persons in the vicinity thereof unless the making and continuing of the same cannot be prevented and is necessary for the protection or preservation of property or of the health, safety, life or limb of some person.
- (2) No person, firm or corporation occupying or having charge of any building or premises, or any part thereof, shall cause, suffer or allow any loud, excessive or unusual noise in the operation or use of any radio, phonograph or other mechanical or electrical device, instrument or machine, which loud, excessive or unusual noise tends to unreasonably disturb the comfort, quiet or repose of persons therein or in the vicinity. (Am. by Ord. 7506, 9-3-81)
- (3) (a) No person, firm or corporation shall use or operate, or cause to be used or operated in or upon any public street, or from any aircraft, any device, apparatus or instrument for the amplification of the human voice or any sound or noise, or other sound-making or sound reproducing device except between the hours of 12:00 noon and 1:30 p.m. and 5:00 p.m. and 7:00 p.m., provided however that such restriction shall not apply to churches broadcasting or reproducing music by sound reproducing devices on Sundays or religious holidays, or to the production of sounds of any nature produced incidental to the operation of any governmental function or to the production of sounds of any nature produced incidental to the operation of any authorized emergency vehicle or to the use of sound producing equipment authorized pursuant to Wisconsin Statutes or to the use of sound producing equipment used incidental to any street use or parade permit. No person, firm or corporation shall make or cause to be made for the purpose of advertising or announcing his vocation or presence, or in connection with the buying or selling of any goods, wares, merchandise, services, or anything whatsoever, or with the carrying on of any trade, occupation, vocation or profit making activity, an immediate or excessive use of the voice, or of any bell, gong, horn, instrument, article or device.