

**Stouder, Heather**

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**From:** Michael Fitch [redacted]  
**Sent:** Thursday, May 02, 2013 9:22 AM  
**To:** Stouder, Heather  
**Subject:** Royster Clark

Hello,

We live on Ollbrich and Clover and are concerned about the effort from RDC to rezone the Royster Clark redevelopment to Madison's HIGHEST density zoning (up to 363 units). While change is sometimes a good thing, this is a big change from the original 48-160 units adopted in 2009. We would like to emphasize that this is not OK and will have a significant negative impact on the neighboring communities.

In closing, I just want to say that the rezoning RDC wants is too much and we do not support this effort.

Best regards,  
Michael Fitch  
[redacted]

**Stouder, Heather**

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**From:** Steven Werlein [REDACTED]  
**Sent:** Wednesday, May 01, 2013 7:30 PM  
**To:** Stouder, Heather  
**Cc:** [REDACTED]  
**Subject:** Royster Clark High Density Housing/Olbrich Ave Feeder

I am writting to express opposition to the high density rental housing for the Royster-Clark site, unless that housing is only for 55 and over people.

More important, I am opposed to extending Olbrich Avenue into the Royster-Clark site. I think an exit, with traffic lights onto Cottage Grove Rd near the present truck gate would be preferable. That would slow the speeders on that section of Cottage Grove Rd and avoid traffic through the current neighborhood (Johns St is already busy enough).

Thank you for your allowing my input.

Steve Werlein  
[REDACTED] Johns St  
Madison WI 53714  
[REDACTED]  
[REDACTED]

**Stouder, Heather**

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**From:** Ben Seigel [REDACTED]  
**Sent:** Monday, April 29, 2013 7:16 PM  
**To:** Stouder, Heather  
**Cc:** Ahrens, David  
**Subject:** Royster-Clark plan

Dear Ms. Stouder,

As an Eastmoreland resident, I'd like to express my concern about the Royster-Clark development plan.

A neighbor has noted that RDC is asking for approval of very high density multi-family housing which is twice the density of what that of the plan adopted by the city in 2009.

While I did not follow the details of this plan, if it was indeed agreed to by the city and the neighborhood committee, it is fair to expect that RDC will follow it.

I am not opposed to high-density housing, in fact, I think it is a key to Madison's success as a city where one can get a lot of places easily on foot or bike. However, if the plan is to be changed, it's only fair that the neighborhood get a say, and that concerns about increased traffic be heeded. No doubt housing on the Royster-Clark site, regardless of density, will bring traffic - that is unavoidable. But to ensure quality of life in our neighborhood, it must be managed well via appropriate speed limits, roundabouts, other traffic calming measures, and enforcement.

Thank you,

Ben Seigel  
[REDACTED] Clover Ln  
Madison, WI 53714

15-16

**Stouder, Heather**

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**From:** clara schirmer [REDACTED]  
**Sent:** Monday, April 29, 2013 7:22 AM  
**To:** Stouder, Heather  
**Subject:** Royster-Clark site

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I live at 3542 Margaret Street. The multi-family zoning RDC wants is too dense. Lower the density for the apartments at the Royster site. It would create too much traffic in my neighborhood. We already have people using Johns street to get between Cottage Grove and Monona/Atwood. We really do not need more traffic.

Regards,  
Clara Christianson

15-16

**Stouder, Heather**

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**From:** Roberta J Dietrich [redacted]  
**Sent:** Sunday, April 28, 2013 8:25 PM  
**To:** Stouder, Heather  
**Cc:** [redacted]  
**Subject:** Royster-Clark

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

My husband, Dan and I are not in favor of increasing the multi-family zoning in a dense neighborhood.

We have lived here for 30+ years the traffic on our street is now higher and faster than it was five years ago. If you make Olbrich Ave a connecting street, we will no longer live in a fairly quite neighborhood we will live in on streets that are no longer safe for children to ride bikes on or walk near.

I now understand why three of our neighbors are putting their homes on the market, they want out before it's too late. Our assessments came in lower than last year, add the traffic and housing and they can do nothing but go down.

Roberta Dietrich  
[redacted] Clover Lane  
Madison, WI 53714

## Stouder, Heather

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**From:** john gritt [REDACTED]  
**Sent:** Sunday, April 28, 2013 2:57 PM  
**To:** Stouder, Heather  
**Subject:** Royster-Clark

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

I recently received a letter from Pat Schneider about the rezoning for the Royster-Clark site.

I wanted to say that I would actually support the higher density rezoning if...

1. The more units allowed would make the new building more aesthetically appealing to the area
2. Would not change or increase the value of our home
3. Would bring more quality businesses to the area

The argument in the letter I received states the increased traffic would be an issue...I would have to disagree. My opinion is that it wouldn't even be noticeable because during the past year while construction on Monona Dr was taking place...many people were using Olrbrich Ave to cut across from Atwood to Cottage Grove...while the increased traffic was noticeable at rush hour...at any other time of day it was not.

\*the letter also states that "too many apartments and all that traffic will hurt our quality of life"...this is quite an overstretched statement

Look just on the other side of Hwy 51 where there are lots of mid-sized apartment complexes...I don't want more run down cheaply made apartments.

Most instances have to choose between quality and quantity, in this case I would argue allowing more quantity will bring more quality to the area.

*John Gritt*

Sunset Forestry LLC

[REDACTED] Busse St.

Madison, WI 53714

[REDACTED]

[REDACTED]

jgritt@gmail.com

[REDACTED]

Sunset Forestry

## Stouder, Heather

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**From:** Jon Massmann [REDACTED]  
**Sent:** Sunday, April 28, 2013 12:54 PM  
**To:** Stouder, Heather  
**Cc:** Ahrens, David; [REDACTED]  
**Subject:** Royster-Clark site - opposition to preposed zoning increase

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Plan Commission and Alder David Ahrens,

I am a resident of 14 years at 3806 Johns Street in the Royster Clark neighborhood. I am alarmed and outraged by the recent development of a developer Reudebusch Development and Construction is seeking a substantial increase to zoning of Royster Clark site. 1st of all - the original plan that was adopted, is already too large and threatens the quality, health and property value of our home and neighborhood through greedy development and manipulative political channels. However the original plan was adopted by planning committee and city counsel.

Today, I learned that RDC is asking for increasing residential zoning for rental apartments, and tripling the multi-family housing that was originally developed over a prolonged period of time by a neighborhood committee and adopted by city in 2009. RDC is now attempting to muscle their way into maximizing profits, OVER develop and disregard what was adopted by the long term planning committee and City Council - an unprecedented amount of increase. This neighborhood, traffic flow and infrastructure can't handle the original approved zoning, and yet RDC wants to double and triple the units? Stop this madness now!

In addition, traffic for this development should be contained and routed through development only - not allowed to pass through Olbrich Ave. All traffic (including construction) for this site should have Entry and exit on Dempsey and Cottage Groove only. Connecting to Olbrich Ave should not even be on the table for consideration, and should be removed from plans!!!

I can not stress how opposed I am to this RDC rezoning request. The traffic alone will destroy our quality of neighborhood. This proposed RDC zoning request is too dense. If anything Lower the original approved density for apartments and housing development at the Royster site.

Alarmed and outraged resident!

Jon Massmann  
[REDACTED] Johns St.  
Madison, WI 53714

## Stouder, Heather

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**From:** Danette Aberle [mailto:danette@roysters.com]  
**Sent:** Monday, April 29, 2013 4:50 PM  
**To:** Stouder, Heather  
**Subject:** Roysters

My name is Danette Aberle. I live on Clover Lane.  
I'm against the rezoning of the Royster site.  
The multi family zoning RDC wants is too dense and will  
cause to much traffic and noise in the residential area.  
Please don't agree to the RDC plan to increase this site  
to 160 units.

ThankYou,  
Danette Aberle

**Stouder, Heather**

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**From:** Patricia Schneider [REDACTED]  
**Sent:** Wednesday, May 01, 2013 9:42 AM  
**To:** Stouder, Heather  
**Subject:** Roster Clark site

Members of the Plan Commission:

Please honor the Royster Clark area plan, developed with the assistance of neighbors of the 28 acre parcel, and refuse to grant the high density residential zoning -- which would allow more than 300 rental units -- now sought

by RDC.

The neighborhood plan calls for medium density multi-family housing and development of 48-160 units.

That study also notes limited public transportation to the site and logistical barriers to improving it.

Building that many apartments just off already chaotic Cottage Grove Road will mean that neighborhood residential streets in the area west of the site will be flooded with traffic via the

planned extension of residential Olbrich Avenue.

In addition, the presence of an MGE substation adjacent to the former Royster-Clark parcel presents esthetic and perceived health and safety problems likely to effect the

marketability of apartments there.

Why would the city grant such dense zoning without a redevelopment plan in hand,

giving any eventual developer of the apartments a legal toehold to demand the highest residential density possible under the city's zoning code?

This would have a devastating effect on the area west of the redevelopment site.

Thank you,  
Pat Schneider  
[REDACTED] Busse St.

**Stouder, Heather**

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**From:** Branden Jones [REDACTED]  
**Sent:** Wednesday, May 01, 2013 9:12 AM  
**To:** Stouder, Heather  
**Subject:** Royster Development concerns

Good Morning, I'm writing to you today to register my concerns about recent proposed changes in the plan to develop the Royster lot. My wife and I have been informed that the developer now wishes to double the amount of apartment buildings from what was originally discussed and agreed upon by community stakeholders. I recognize the need to develop the vacant lot, but I am alarmed by what this proposal would mean for my neighborhood in terms of traffic flow, safety of neighborhood children (including my own) in light of increased traffic, and the effect this plan would have on existing property values. I urge you and other City officials to reject this sudden and unwelcome change of plans.

Thank you,

Branden Jones  
Resident at [REDACTED] Olbrich Avenue

## Stouder, Heather

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**From:** Amy Andrews [REDACTED]  
**Sent:** Wednesday, May 01, 2013 8:35 AM  
**To:** Stouder, Heather  
**Subject:** Royster Clark Project

Hi Heather,

I just wanted to register my opposition to any rezoning of the Royster Clark development that would allow over twice the apartment units originally planned for when the city and the neighborhood approved the plan. We received a flyer from Pat Schneider stating that now at the last minute the developer wants to double the apartments and is requesting rezoning to allow it. The city and residents worked on the original plan in good faith with the understanding that those units would be limited to a reasonable number that the infrastructure of the neighborhood would be able to support. If Olbrich Ave is made into a thoroughfare for that many people packed into a small area it would be a logistical nightmare and definitely change the neighborhood in ways we were promised it wouldn't. It is a small, narrow, quiet street with kids playing along it all the time. It can't accommodate the kind of traffic congestion they're proposing without creating problems and even hazards. The economy has been hard on our neighborhood, with pay cuts to public workers, falling property values causing underwater mortgages, and assessments in the thousands of dollars that we are all paying on top of that to reconstruct our street last year to the direct benefit of the developer, but at least we still had quality of life. Would they decide our street needed to be widened eventually to bear the increased traffic and tear out our front yards? Will our kids be safe from the cars rushing through day and night? If they are allowed to cram in twice the apartments and increase traffic on Olbrich to such a degree, RDC might as well buy up our block too because no one will want to stay. Please honor the good faith agreement and deny the zoning change.

Thank you,  
Amy Jones  
Operations Clerk, Madison Water Utility  
Resident of [REDACTED] Olbrich Ave

## Stouder, Heather

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**From:** Sara Williams [redacted]  
**Sent:** Tuesday, April 30, 2013 6:00 PM  
**To:** Stouder, Heather  
**Subject:** Royster Clark property

I am a home owner in the neighborhood of the Royster Clark property. I was glad to see the old factory demolished and plans underway to develop that area. I do think that the multi-family zoning Ruedebusch Development and Construction is requesting is too high density for the neighborhood. There already is a lot of traffic on side streets with people trying to avoid Cottage Grove Road and Atwood Avenue. I am requesting that the planning commission hold the zoning to that which was recommended by the neighborhood committee, 48-160 units.

Sara Williams  
[redacted] Johns Street  
Madison, WI 53714