

**From:** Joel Kinzel  
**Sent:** Saturday, July 20, 2013 10:01 AM  
**To:** All Alders  
**Subject:** Hoyt Park Neighborhood Plan

General Information

Name: Joel Kinzel  
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Should we contact you?: Yes

Message:

Dear Madison Common Council members:

My name is Joel Kinzel and my wife and I own a property directly across the street from the former Mt. Olive church 4018 Mineral Point Road. For the record, the property I own is located at 330 Westmorland Blvd. When we purchased the property in February of 2012 we were aware that the church was seeking to sell the Mineral Point property and that the neighborhood and church were working together to come up with a plan.

It was recently brought to my attention that Mt. Olive church has written to you expressing their concerns and dissatisfaction thus far. Some of the statements in the letter really perplexed and baffled me and I wanted to address those points along with give my thoughts on the Mineral Point property.

In the fifth paragraph of the letter dated April 30, 2013 from Mt. Olive to Madison Common Council members, the church states, "The only viable buyers who have shown an interest in purchasing our property so far have been commercial developers..." When looking for the property online, I discovered that it is being marketed as office space and not as a religious facility. So perhaps the reason that the only viable proposals in the church's eyes have come from commercial developers is because that is who the church is marketing the property towards.

In the second to last paragraph of the same letter the church says, "We continue to have strong ties - spiritual, physical, and historical - to the Hoyt Park Area." In the 18 months that I have owned my property I have never once spoken to, received a letter from, or been contacted in any way by Mt. Olive or any of its representatives. If the connections were so strong with this neighborhood, why have they not reached out to anyone directly impacted by the sale of their property? Why have they not participated in any of the neighborhood meetings regarding the neighborhood plan, now being reviewed by the city? Instead, they send an 11th hour letter to the city and encourage their congregation members, most of whom do not live in the immediate surrounding area of the property, to send letters encouraging the city to essentially disregard the hard work that the neighborhood property owners have done and instead grant the church's wishes excerpt from Mt Olive newsletter, June/July 2013.

Additionally the church argues that both Midvale and the intersection of Glenway and Mineral Point Road are commercial. What the church fails to acknowledge is that the areas they are citing are border other commercial developments, including Glenway Golf Course. The Mineral Point property on the other hand has no commercial developments within two blocks, and is surrounded on all sides by single family residential.

Something still needs to be done with that property, but the question ultimately is what to do. The neighborhood advisory committee has gone to great lengths to gather, compile, and summarize the feelings of the people who will be directly affected by the sale of the Mineral Point property. Mt. Olive has not so much as even contacted those that would be affected, nor have they participated in any of the neighborhood meetings regarding the neighborhood plan. The plan that the neighborhood advisory committee has come up with reflects the concerns and wishes of the neighborhood at large, and should be considered and given preference to any plan submitted to the common council that has not taken such feedback into account.

Lastly, I would ask that you consider the plan and address it as if you were living next to the Mineral Point property with your family. Consider the impact it will have on the neighborhood and even more so those who live in the immediate area.

Thank you for your time and consideration,  
Joel Kinzel

Recipient:  
All Alders