

Rachel Durfee

I have been a neighbor of Edgewood for 25 years. I live on Woodrow Street. Over the years I have said "yes" to a lot of development on the Edgewood Campus.

My "no" has been in opposition to a stadium. Edgewood has wanted to build the same stadium with lights, amplified sound and a grandstand for all its games, for the past 23 years and I have opposed it for 23 years. A stadium will negatively impact the uses, value and enjoyment of my home and my neighborhood. 23 years ago, the neighborhood said "no" to the expansion of the field into a stadium and Edgewood **did not include it** in the 1997 Master Plan or its Current Master Plan.

The Current Master Plan, defines the use of the field to be for practice and physical education classes. **Edgewood knew that expanding the use of the field for games, as well as the addition of stadium lights, amplified sound and a grandstand were vehemently opposed by the neighborhood.**

In 2016 Edgewood suddenly reversed course and once again presented the proposal to build a stadium. And once again the neighborhood took a stand against it. Since then, Edgewood has been trying to get around the zoning code in any way that it can.

I am asking the Plan Commission to protect the uses, value and enjoyment of my home and neighborhood. A stadium is not compatible with this tight-knit historic neighborhood.

I am asking the Plan Commission to deny the repeal of Edgewood's Master Plan. For 22 years, Edgewood's Master Plans represents years of agreements. It defines expectations of development and how the campus will be used. **The Master Plan** defines issues of parking, traffic, gate use, land use, future development sites and guidelines. It has enabled us to have a relatively peaceful co-existence and a fairly functional working-relationship through the Liaison Committee, which exists because of the Master Plan. **It would be a mistake** to repeal the Master Plan and revert to the dysfunctional non-relationship and the lack of guidelines that existed prior to the 1997 Master Plan. Most importantly, the Plan Commission required Edgewood to create and maintain a Master Plan as a Condition of a Conditional Use Permit Process. Allowing Edgewood to repeal the Master Plan would go against that Conditional Use Permit and the Plan Commission's own requirement.

I am also asking the Plan Commission to work on the Campus Institutional Zoning Code. The language needs to be clarified, loopholes that would enable Edgewood to avoid the conditional use process need to be closed, and the words need to reflect the intent of the Zoning Code, that is, to protect the City's interests and to enable it to balance the interests of the Campus Institutional entities and the neighborhoods.

Thank you.

August 26, 2019

Once upon a time, I was staff to the Urban Design Commission. Many years ago I worked for the Planning Dept. to facilitate the neighborhood plans for the Bassett and Tenney-Lapham neighborhoods. I was on the joint group to do the first Edgewood Ten Year Master Plan with Sister Esther and others. That was done with total respect, trust and dignity. Plans are suppose to be guides that people can depend on. The wording in the current plan for the use of the land at Edgewood was very deliberate and agreed upon. It would be sad to see bullies throw plans to the wind so that neighborhoods could no longer depend on that process. I sincerely hope you will hold Edgewood to the ten year plan.

Char Thompson

2716 Gregory St

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Edgewood is not fighting for a stadium. We are advocating for our students, a place to practice, exercise, host games and build a community, not just for Edgewood, but for all the teams and young people that would play here. The so called stadium is not a huge circular seating bowl. It is bleachers on one side of the field, lights and sound adjusted to have less impact on neighboring streets, and it would have one indoor structure under the bleachers for bathrooms, locker rooms for teams, a concession and ticket counter, and a press box on top. EHS has made concessions years ago, lights shine up on flagpole.

The city can provide a permit for a Naked Bike ride, going down State Street, around our state capitol, past the Children's Museum, and blocking traffic on John Nolen Drive, one of the busiest downtown thoroughfares. Why can't they provide a permit for a sports field that is being used for the purpose it was intended?

The Master Plan changes over time, just as everything does in our fast-paced culture. Look at how many changes and how long the Judge Doyle Square project has seen?

I live one block away, right next to the railroad tracks. They were there when I moved into the condo building, and yes, we hear train cars rolling past daily. Some up to 100 cars. Do we ask that they be removed, or expect the railroad to change it's plan? No! They were here first, and we adjust, and we welcome the sounds of past history going by.

Edgewood High School was founded 139 years ago. It is a beautiful campus with ample trees, greenery, and a wonderful atmosphere that the neighbor should be so proud to include. This is home to many alums, community leaders, students of today, and will educate and build the community of the future. Don't loose site of the educational goals and field's true purpose!

Diane Ballweg

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August 26, 2019

City of Madison Plan Commission
c/o Heather Stouder, Director
City of Madison Planning Division
215 Martin Luther King, Jr. Blvd. #017
Madison, WI 53703

Re: Comments on Request for an Ordinance to Repeal the Edgewood
Campus Master Plan

To the Members of the Plan Commission:

I served as one of the Vilas Neighborhood Association representatives on the Edgewood/Neighborhood Liaison Committee from 2013-2018, and in that role, participated significantly in the negotiation of the Campus Master Plan that is currently in effect. I write to offer you my perspective on that process, on the 23-year history of negotiations among the Edgewood entities and the surrounding neighborhood residents over a multitude of issues during that time, and why I believe that the Master Plan should remain in effect, with all parties strongly encouraged to reach a negotiated resolution of the one area of dispute that seems to be threatening to discard what has up until now proven to be a sometimes difficult but generally productive process.

As is set out expressly in the 2014 Campus Master Plan, the current plan was the subject of extensive investigation, discussions, meetings, and negotiation over a nearly year-long process in 2013 and early 2014. As one of the VNA representatives on the Liaison Committee, I personally met with Vilas neighborhood residents to discuss their concerns about and goals for the Master Plan; I met with my colleagues on the VNA and on the Dudgeon-Monroe Neighborhood Association to discuss our respective neighborhoods' objectives; and I participated in many meetings with the Edgewood school representatives. I spent many more hours reviewing, considering, and editing drafts of various sections of the draft Campus Master Plan. In short, the process of creating, negotiating, and drafting the current Campus Master Plan was an exhaustive one undertaken in good faith at a time before the current conflict over the proposed enhancements to the Edgewood High School athletic field (and holding athletic events on the field).

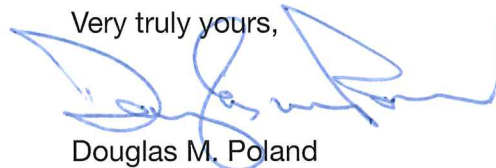
The negotiations over the current Campus Master Plan also should be viewed in the larger context of the 23 years of negotiations among the neighborhoods and Edgewood schools that produced Master Plans dating back to 1996. I personally have reviewed hundreds (if not thousands) of pages of emails, notes, meeting minutes, discussion drafts, etc. produced by the VNA and DMNA representatives who served on the Liaison Committee and negotiated with the Edgewood school representatives over a vast number of issues. The current Campus Master Plan, and the collaborative process by which it was created, therefore is properly seen as a continuation of a largely successful process that has served the neighborhoods, the Edgewood schools, and the City well for nearly 25 years.

Having personally participated as a member of the Liaison Committee between May 2016 (when the issue of enhancements to the Edgewood High School athletic field was first raised by Edgewood President Mike Elliott) and January 2019 when I left the Liaison Committee, I understand that the issues related to the athletic field are significant ones, viewed

from both the perspective of the neighborhoods and the Edgewood entities. Still, I believe that it would be a mistake to essentially invalidate the entire Campus Master Plan, achieved by many people who negotiated in good faith over nearly a year, because of the existence of a single issue that was not even addressed by the Master Plan (and in my recollection, never came up for discussion during the Master Plan process). Again, that is not to downplay the seriousness or significance of this issue, but it is just one of dozens, if not hundreds, of issues that the neighborhoods and Edgewood school representatives have discussed over the years. I am deeply concerned that if this incredibly carefully and thoughtfully negotiated document is simply cast aside, it will discourage both neighborhood residents and Edgewood school officials alike from continuing to follow the Liaison Committee and Master Plan processes in the future. If there is a gap in the current Campus Master Plan, the goal should be to amend it through a negotiated process, not to abandon it entirely.

And that brings me to my final point. Land use, and how we as neighbors (whether individuals or institutions) use our respective properties — and work out our differences when those uses or our interests collide — is among the most important issues we face as residents of Wisconsin's second-largest and most rapidly growing city. As our city becomes more densely populated, these kinds of conflicts over land use will become more frequent. Living in ever closer proximity to more and more people means that we will need to accommodate ever more uses; consequently, some aspects of our neighborhoods will change, and sometimes in ways that we might not prefer. An essential part of community is that we all learn to live together by negotiating compromises to resolve our conflicts. As a trial lawyer with 25 years of courtroom experience, I can assure you that litigation is rarely a satisfactory solution to conflicts such as the one playing out in my neighborhood. Litigation will consume vast amounts of time, energy, focus, resources, and — yes, money — and can only further contribute to the ill will that unfortunately has taken root. My hope is that hard-line positions over the Edgewood High School athletic field can soften enough to allow space for each side to recognize the valid concerns and interests of the other, and to come together (through professional mediation, if necessary) to work out a reasonable compromise.

Very truly yours,



Douglas M. Poland

Statement of Daryl K. Sherman to the Madison Plans Commission, Aug.26, 2019

My name is Daryl K. Sherman and I reside in the Dudgeon-Monroe Neighborhood and serve as one of the Liaisons to Edgewood. The following represents SOLELY my opinion and NOT that of the Dudgeon-Monroe Neighborhood Association in any way.

The Master Plan represents much more than merely a document permitting or prohibiting Edgewood High School from playing games on the Goodman Athletic Field. It represents thousands of items discussed, argued over, and frequently agreed upon in 22 years of discussions. Indeed, there have been **many** more agreements than disagreements. Some of us have been present for essentially all of these discussions; I myself have about ten years invested in the process.

We have discussed access to and use of the Edgewood-Lake Wingra waterfront, the care and “use” of the effigy mound on the campus, the use of rain gardens to prevent runoff from the campus (I personally helped plant some of them); fences to prevent unauthorized access to the campus, and the care and use of the Park and Pleasure Drive that is part of the campus.

These represent just a smattering of the subjects the Master Plan represents and the agreements made over the decades. The Master Plan is the only means the Edgewood Campus and the two adjoining neighborhoods have to discuss and record these; the only mechanism formalizing our

Pg. 2, Statement of Daryl K. Sherman, Aug.26 Plans Commission

relations and the formal basis for the existence of the Edgewood-Vilas-Dudgeon Monroe Liaison Committee.

Please do not agree to destroy this essential piece of our history and the basis for our engagement, by dissolving the Master Plan.