

From: [David Strunce](#)
To: [Plan Commission Comments](#)
Subject: 3440 High Point
Date: Monday, January 23, 2023 2:58:25 PM

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

I am the owner of 7617 Welton Dr. which shares a property boundary with the subject property. Consequently, I have a significant interest concerning the activities and development of the subject property.

While I am 100% in favor of the mission of Hope and a Future, I am NOT IN FAVOR of this action being approved without further understanding of the impact it may have on my property and our neighborhood.

The zoning proposed would allow for a significant increase in the activity of the site. From the pieces of information currently available from miscellaneous sources, their activity would change from caring for 4-bed facility with mobility-restricted clients to a 19-unit living facility with a daycare facility for infants, pre-k, after-school and adult daycare. This is a major expansion!!!

I know that I do not know where they plan to locate all of the expansion that this new zoning would allow them. Is it on the boundary of my property or near the boundary of some other current homeowner. Maybe it's in the middle of the property and won't bother anyone.

Is the rendering on their website the building they plan to build? It is huge and does not sit quietly in our residential neighborhood.

Is it coincidence that they have the former district alderperson (and current alderperson in an adjacent district) on their Board and does that stack the deck against the neighborhood property owners?

My question to the Plan Commission is, "Is this the first step toward making a large commercial-like complex which will reduce neighborhood land values and become an eyesore in what is now a beautiful and valuable neighborhood?"

Respectfully,

David G. Strunce
7617 Welton Drive

608-332-2650

From: [David Strunce](#)
To: [Plan Commission Comments](#)
Subject: 3440 High Point Road
Date: Monday, January 23, 2023 1:47:00 PM

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I am the owner of 7617 Welton Dr. which shares a property boundary with the subject property. Consequently, I have a significant interest concerning the activities and development of the subject property.

While I am not experienced at these matters of zoning and City Council, it seems to me that we have been given a very short period of time to prepare for this important matter. Your Notice of Public Hearing states that there are “No development proposals are being formally considered for the property at this time.” However, the whole discussion of the zoning district classifications in the Staff Comments attached to the Agenda revolve around the expansion plans that have been requested by the property owner. These same plans are proudly described on the Hope and a Future website, so the “informal” development plans are well underway and specifically impact the subject of tonight’s meeting.

The petition currently being considered tonight is to bring the property into the City of Madison with a zoning designation different than it currently possesses. This is something that the neighborhood impacted by this change should have time to study.

Therefore, I am requesting that you postpone the decision on this for 30 days to give us time to review the proposal and discuss it with our neighbors and to meet with the property owner (who has indicated a willingness to meet with the neighbors).

Respectfully,
David G Strunce
7617 Welton Drive, 53719

608-332-2650

From: [Kyle Judd](#)
To: [Plan Commission Comments](#)
Subject: 3440 N High Point Rd. Hope & a Future
Date: Sunday, January 22, 2023 9:24:16 AM

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Hello,

I am writing as a concerned neighbor adjacent to the property listed above. More than a dozen neighbors and I are opposed to this planned expansion request. We see no reason for the approval of yet another conditional use permit to be granted. When their current conditional use permit was granted several years ago, they indicated no plans of any future expansion or modifications to this agreement. If they would like to expand their existing program, they should seek other properties which are zoned properly for this use. Not a quiet residential neighborhood. The neighbors and I see many adverse effects to the neighborhood if this plan were approved. We see zero benefit to the neighborhood and will oppose this request.

Thank you for your consideration,

Kyle Judd
1129 Meadow Sweet Dr.
Madison, WI. 53719
608-712-5228