

From: [Rogness Family](#)
To: [Plan Commission Comments](#)
Subject: Opposition to 6/12/23 Plan Commission Items 75151 & 77589
Date: Monday, June 12, 2023 3:00:24 PM

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

To whom it may concern,

I would like to formally share my opposition to items 75151 & 77589 on the agenda for the Plan Commission meeting on 6/12/2023. This rezoning request is very broad in terms of property use. This property is adjacent to my home and situated between two residential single family neighborhoods, Valley Ridge and High Point Estates. Neither of these neighborhoods was intended for high density multi-family use. Furthermore, any potential for continuing the current dead end road (Meadow Sweet Drive) would be detrimental to those existing residents with an increase in traffic between High Point Rd and the neighborhood.

Hope and a Future LLC is intent on expanding their revenue base and increasing density in spite of sustained objections by neighbors in both High Point Estates and Valley Ridge. A series of meetings took place to keep communication lines open and suggestions were discussed that could minimize impact on neighbors. None of the items discussed are included in the agenda items for tonight's meeting. This is incredibly disappointing given the time all of us have given to communicate through proper channels regarding this project.

As a neighbor and resident of the Valley Ridge subdivision I am opposed to this change in zoning and planned use of the property.

Sincerely,

Jasmine Rogness

deisenberg@stroudlaw.com

June 12, 2023

VIA EMAIL

City of Madison Plan Commission
pccomments@cityofmadison.com

Re: Opposition to Hope & A Future III Inc. Zoning and CUP Application

Dear Plan Commission:

Please be advised that I represent Kyle Judd. We are in receipt of the application submitted by Karin Krause/Hope & A Future III Inc. ("HAAF") to assign permanent zoning for approximately 5.33 acres of land located at 1115 S. High Point Road (formerly 3440 High Point Road) (the "Property") to Suburban Residential – Varied 2 and for Conditional Use Permits. My client opposes the proposed zoning and the CUP application. For the reasons set forth in this letter, my client urges the Plan Commission to recommend disapproval of SR-V2 zoning and the conditional use permits.

The HAAF zoning and CUP application identifies the proposed uses of the site as a "shared home facility" and the "existing adult family home" along with conditional uses for "a multi-family building" with an additional 19 dwelling units "as well as child and adult daycare." More specifically, the residential and commercial uses requested by HAAF in addition to SR-V2 zoning are as follows:

- Dwelling units in a mixed-use building
- Outdoor recreation for the existing pool
- A child and adult daycare center
- A building larger than 10,000 square feet

The City of Madison Comprehensive Plan (the “Comprehensive Plan”) designates that the future use of the Property should be Low Residential. Low Residential is predominantly comprised of single-family housing and two-unit structures, such as duplexes. The Comprehensive Plan provides that “smaller two-, three-, and four-unit apartment buildings and rowhouses may be compatible with the LR designation, *especially within an adopted neighborhood or special area plan*” (emphasis added).

The Property is located within the High Point-Raymond Neighborhood Development Plan boundaries (the “Neighborhood Plan”). The Neighborhood Plan identifies the planned use of the Property as Residential Housing Mix 1 (HM1). The predominant housing types for areas designed as HM1 are detached single-family housing on individual lots, with “limited areas” of other “lower-density housing types such as duplexes or townhouses at appropriate locations.” Higher-density housing types are generally recommended at locations closest to mixed-use areas, with the plan using a gradient of residential housing to ensure that developments with higher density are located adjacent to mixed-use areas. Larger groupings of duplexes, four units and townhouses are designated to be located closer to HM2 or HM3 districts.

The Neighborhood Plan also provides that Meadow Sweet Drive be extended through the middle of the Property to S. High Point Road. This extension would sever the Property down the middle and result in a remnant parcel of approximately 1.7 acres, leaving HAAF’s entire proposed development on just 3 acres, as shown on the attached Exhibit A.

SR-V2 Zoning is Inconsistent with Plans.

In order to approve the zoning map amendment, the amendment must be consistent with the Comprehensive Plan and the Neighborhood Plan. The Comprehensive Plan directs that for any inconsistencies between the Comprehensive Plan and the Neighborhood Plan, substantial weight should be given to the Neighborhood Plan. For the reasons outlined below, SR-V2 zoning is inappropriate for the Property and the Plan Commission should recommend more restrictive permanent zoning.

The current use of the Property as a four-bed adult family home is a permitted use under all Suburban Residential zoning district, as are community living arrangements of up to eight residents. Family home day care is a permitted use in Suburban Residential zoning districts if the home is the principal residence of the provider and if there are limited employees associated with such care. The current uses are compatible with adjoining properties, are not detrimental to area property values, and do not materially interfere with neighboring property owners’ enjoyment of their homes. However, the proposal to convert the property to SR-V2 zoning and

to provide for mixed-uses of the Property with dense multi-family housing differs dramatically from the existing use and is inconsistent with the Comprehensive Plan and Neighborhood Plan.

Strict application of the recommendations in the Comprehensive Plan and the Neighborhood Plan for the Property are warranted in this case. The current use of the Property is generally consistent with the single-family homes surrounding the Property in that the number of residents, uses, and traffic are comparable. The Planning Division Staff Report concedes that SR-V2 is generally inappropriate to implement the proposed uses outlined in the Comprehensive Plan and the Neighborhood Plan. Classifying the Property with another Suburban Residential zoning would be appropriate in this case and would allow HAAF to maintain the current uses of the Property while preserving the character of the neighborhood.

The Conditional Uses Proposed are Disruptive and Inappropriate for the Neighborhood

HAAF's requested conditional uses as part of the proposed development are out of sync with the neighborhood and must be denied by the Plan Commission under the applicable approval standards. Conditional uses to provide for commercial activities on the Property (daycare services) and to add extensive additional multi-family units are in sharp contrast to the current use. The development and conditional uses are not a cohesive addition to the neighborhood and will have significant adverse impacts on adjoining properties.

The Planning Division acknowledges that an adult family home, daycare and multi-family dwelling is not consistent with the adopted plans absent the current existing use. The Planning Division's halfhearted recommendation for approval relies upon the current use as a four-bed adult family home of the site and the density (3.5 units per acre) given the parcel size as a whole.

The conditional uses requested by HAAF are a dramatic expansion of the existing use and are inconsistent with the Comprehensive Plan and the Development Plan. As emphasized by numerous adjoining property owners during the neighborhood meetings with HAAF, the proposed uses, values, and enjoyment of neighboring properties will be substantially impaired or diminished as a result of the HAAF development project and the conditional uses requested by HAAF.

The uses proposed by HAAF would result in up to 35 daycare participants, dozens of additional full-time residents, and many additional caregivers. This will fundamentally change the character of the neighborhood from a tranquil suburban setting to a frenetic mixed-use facility with residents, caregivers, and patrons bustling to and from the Property, creating significant additional traffic and noise.

Furthermore, the style of the proposed addition is not consistent with its lower density surrounding uses. Particularly when considering the likelihood of the Property being effectively halved as a result of the planned extension of Meadow Sweet Drive, the extensive construction project proposed by HAAF will undoubtedly change the neighborhood and is much denser than indicated in the current proposals.

The Plan Commission must deny the conditional uses requested by HAAF as outlined above. Alternatively, the Plan Commission should place on file the conditional use applications pending resubmission by HAAF of a project more consistent with the Neighborhood Plan and Comprehensive Plan.

Conditions if Approved.


In the event the Plan Commission approves some or all of the conditional uses requested by HAAF, significant conditions should be included as part of any such approval. Such conditions should include the following:

- Fencing along the North and East property line;
- Additional fast-growing evergreens to provide additional screening for property owners;
- Restrictions on the hours of use, noise, and lighting for conditional uses with respect to accessory outdoor recreation; and
- Deed restrictions on additional division or improvement of any remnant parcels created as a result of the extension of Meadow Sweet Drive.

In conclusion, HAAF has failed to demonstrate that this parcel should receive permanent zoning as SR-V2 or that the review criteria for granting a Conditional Use Permit, let alone multiple Conditional Use Permit for commercial uses, have been met. Accordingly, we respectfully request that the Plan Commission recommend disapproval of the HAAF applications.

Very truly yours,

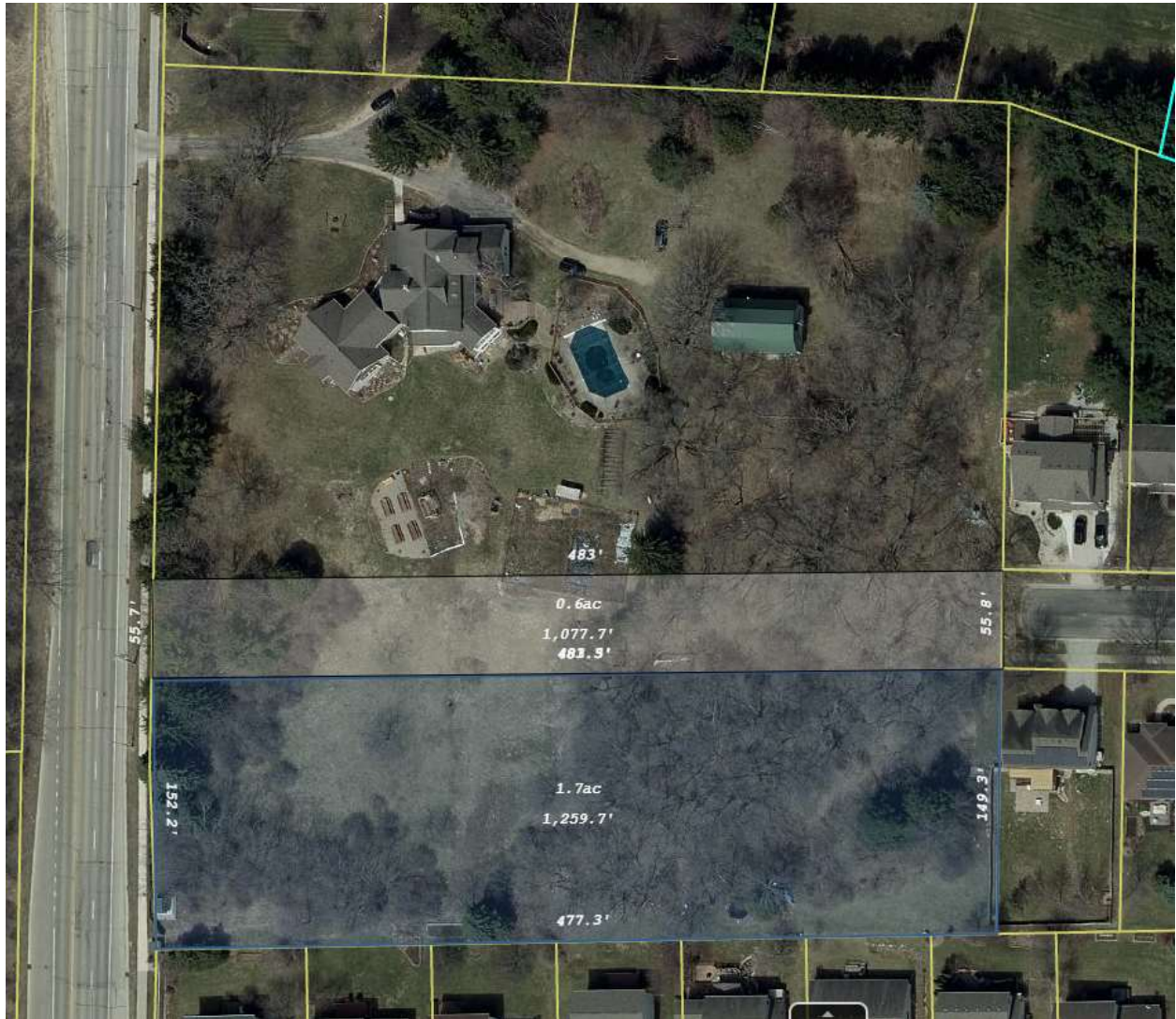
STROUD, WILLINK & HOWARD, LLC

By: 
Diana M. Eisenberg

DME/lg

cc: Kyle Judd (via email)

EXHIBIT A



From: [Kristin Randolph](#)
To: [Plan Commission Comments](#)
Subject: Agenda Item #7-77589
Date: Monday, June 12, 2023 2:52:57 PM

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

I am writing to oppose the plans put forth by Hope and a Future for expansion. While there are positives to such an admirable project, there are many negatives to the site planning currently being considered.

I am extremely concerned about safe access to the proposed facility. As a resident who drives on South High Point daily, I am already very concerned about the lack of safety that the current road presents to the traffic on the road. Making a left turn to the east side of S. High Point requires great attention and care. The same applies when trying to turn south from the east side of S. High Point. The short field of view as one looks north plus the speeding traffic requires extra care and concentration before making a left turn. South High Point will only become more dangerous with the added traffic HAAF will create.

I do not see any long stretch of High Point, north or south, that currently has multiple stop lights or stop signs. Safety for all will require stop signs, stop lights, speed bumps or all of these as larger developments like HAAF load more traffic onto this street.

The other safety concern is the access of emergency services to the building where residents will reside. Maneuvering fire trucks and ambulances to a building at the back of the property cost the emergency services time. Seconds matter when trying to save lives. Positioning the building along S. High Point allows for the easiest and quickest access meaning more lives and property can be saved when an emergency requires it.

The surrounding homeowners have worked extensively to offer alternatives to the HAAF plan as it presents the most impactful effect on our neighborhoods. The impact to surrounding neighborhoods does not have to happen. HAAF has rejected every suggestion and referenced the extra cost to position the building along S. High Point.

Future HAAF residents' lives are more important than the extra cost to provide them with the greatest safety possible. The strong financial support HAAF has generated so far indicates they will be successful in additional fundraising to move the building to a safer location .

Thank you for your time and consideration in regard to the HAAF proposal. I trust all parties can be protected by smart planning that will address a great deal of the valid concerns voiced on this matter..

Kristin and Mike Randolph
1137 Meadow Sweet Dr.
Madison, WI 53719
608-347-3475

From: [Rielly and Christine](#)
To: [Plan Commission Comments](#)
Subject: City of Madison, June 12, 2023 Planning Commission Meeting: Agenda Items 6 and 7
Date: Monday, June 12, 2023 1:57:28 PM

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

We oppose agenda items 6 and 7 of the June 12, 2023 Planning Commission meeting. Unfortunately, what was proposed (promised) at previous neighborhood meetings, beginning several years ago, has not been carried forward. When development was first broached about 6 years ago, we were assured that a cul-de-sac with no extensive building expansion was going to be done. Apparently, this plan was scrapped. Now we are being told of a more impactful development is being proposed. Despite several neighborhood meetings leading up to tonight's Planning Commission Meeting that discussed possible resolutions to alleviate our concerns, not one concession has been moved forward by the development.

Among our concerns:

- Increased noise level due to a population increase, closer vicinity, and reduction in sound barrier (trees or fence)\
- Removal of trees and other natural barriers that would otherwise provide some division between the homeowners and the development.
- Any extension of Meadow Sweet Drive to High Point Road has no beneficial effect to the neighborhood. Meadow Sweet Drive is not a connector road between other roadways or neighborhoods. Extending to an intersection at High Point Road only affects the homeowners along Meadow Sweet Drive, with the majority being against the extension. Moreover, increasing additional left turn movements from southbound High Point Road into HAAF or a connected Meadow Sweet Drive will increase rear-end and right angle crashes along High Point Road.

We would ask that the Planning Commission consider overall impacts to the neighborhood as a whole, and provide appropriate restrictions to any development such that the existing residents (many that have lived here for 20+ years) not be overlooked or disregarded.

Rielly and Christine O'Donnell
1134 Meadow Sweet Drive
Madison, WI 53719

From: [Madeline Judd](#)
To: [Plan Commission Comments](#)
Subject: Re: Agenda Item #7 - 77589
Date: Monday, June 12, 2023 11:47:57 AM

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Dear Plan Commission -

Please take into account my objection to the current rezoning and build request by our neighbor, Hope and a Future (HAAF). Though I believe their mission is wonderful and I fully support their business expansion, they have not done their due diligence in considering the concerns of their neighbors. I have been involved in each of the four meetings coordinated between the Meadow Wood HOA, High Point Estates HOA and HAAF. The purpose of these meetings was to dialogue, share concerns and ideas, and collaborate towards an outcome in which all parties felt their requests were taken seriously. Unfortunately, though HAAF came to the table with the intention of strongly considering neighborhood requests, they have failed to provide any actionable plans to follow-through on their promises. Most disappointing is that though they continue to tout the expansion plan as a great addition to the neighborhood, they have chosen a build plan that has the MOST negative impact to the surrounding neighbors, all of whom have respectfully asked for revisions and accommodations that HAAF has not come through on.

As an owner whose property is heavily impacted by HAAF's current expansion plan, I ask that the plan commission deny the current request for rezoning and building. The neighborhoods surrounding HAAF do not need to be negatively impacted by one business, especially when this said business has a whole five acres to build on. Additionally, there is major concern for increased traffic, loss of economic property value and the disruption of the wildlife we have come to cherish.

Thank you in advance for your consideration. If you have any questions, please feel free to contact me.

Madeline Judd
1129 Meadow Sweet Dr.
Madison, WI 53719

From: [Guanming Shi](#)
To: [Plan Commission Comments](#)
Subject: 3440 N High Point Rd. Hope & a Future - Meeting Monday, June 12th
Date: Monday, June 12, 2023 11:00:22 AM

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Dear Committee,

We live on 7709 Welton Drive, Madison, WI, which is located directly next to Hope & a Future property. Given their current size and level of operation, we have already suffered the car headlight shooting towards our windows in our dining room and family room, as well as the basement recreation room. We had to keep window shade down for most of the time.

We are deeply concerned about the additional light pollution and noise pollution that the expansion will bring to our house and to the neighborhood. We have requested the project to consider alternative plans that would minimize the impact it would bring to the neighbors, and a formal commitment that they will provide fences and other needed barriers to deal with the light and noise pollution. But it has not been taken by the developers. Hence, we would like to express our objection to their proposed plan.

We have been tolerating so much inconvenience in the past years to be a good neighbor. And we felt that our suffering had been ignored by the developers in their new plan. Please try to be a good neighbor to us as well.

Sincerely,

Guanming Shi and Dazhi Zhang
Residents in 7709 Welton Drive

From: [Cindy Zanesco](#)
To: [Plan Commission Comments](#)
Subject: Plan Commission Meeting - June 12, 2023
Date: Monday, June 12, 2023 9:01:48 AM

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Good Morning,

My name is Cindy Zanesco and I am a resident of 7602 Welton Drive in Madison. The street I live on is next to the Hope and Future House, and I see their property from my front yard.

This email is to formally oppose the zoning and expansion as currently designed. The placement of the parking lot, building and lights will have a dramatic impact to the homes in our single family neighborhood. My main concerns are:

- Light pollution from the parking lot shining directly onto our street where it is currently planned to be placed.
- Noise pollution from events and vehicles (my understanding is the building contains a convention room for seating up to 300). Also, the potential for amplified noise.
- Dangerous traffic turning left into the facility. This is currently an issue as the road narrows from two to one lanes right at the entrance to HAAF.
- Impact environmentally to the current trees and wildlife.

If this project were simply to expand housing options for the elderly, I would not have an opposition. However, the expansion currently contains housing for more than elderly, a daycare center (which I do not understand the need for), and a large convention space for gatherings which is my greatest concern. A building such as this doesn't belong in the middle of two single family home developments. The current zoning plan would also allow for future expansion which is also very concerning as well.

My husband and I have attended the prior meetings to hopefully work with HAAF on slight adjustments to their plans. They have not budged even an inch which shows they have no intention to address any concerns of us as neighbors, even when we are more than happy to work with them. I fear it will only get worse in the future to the point we have a massive drop in the value of our home.

Kind Regards,
Cindy & David Zanesco

From: [Teng Lin](#)
To: [Plan Commission Comments](#)
Subject: Opposition to 1115 S High Point Rd expansion project (Agenda item #6-7)
Date: Monday, June 12, 2023 7:37:29 AM

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Dear Plan Commission,

We have voiced our concerns with Hope & A Future (HAAF) about the various issues the neighborhood has regarding their proposed expansion. They've had over 4 months to respond & still have not addressed a single **one of our concerns in their submitted** application (planned for review on 6/12 at 5:30pm).

The planned project invariably leads to an increase in noise pollution, heavier traffic, reduction in privacy, destruction of the natural landscape and wildlife & ultimately seriously threatens property values; each of these alone would warrant serious consideration but their proposed expansion raises all of these concerns concurrently.

Their requested SR-V2 zoning also undermines the neighborhood development plan (the larger neighborhood is currently zoned HM1). This requested change in zoning should be rejected as it doesn't align with the existing HM1 use, or the character of the rest of the surrounding neighborhood.

I would like to formally request the denial of their application for these reasons in detail:

- **Reduced privacy & increased noise pollution:** Being this close to homes will impede on other's privacy & increase noise pollution
- **Traffic & safety:** The 2-lane road that narrows to 1 lane leading into their existing parking lot poses a serious safety concern. This project significantly increases traffic in an area that already has a consistent history of car accidents; their plan's new parking ramp estimates ~20 additional cars in this ramp and ~30-40 cars coming and going each day for visitation, daycare drop-off, and pickup.
- **Natural landscape destruction:** The removal of many mature trees, as per their original plans, would seriously impact the privacy of the properties along their lot line.
- **Wildlife disturbance:** We should also consider the impact on wildlife. We have turkey vultures & hawks nesting there. Deer, turkey, woodchuck, and foxes pass through. These animals contribute to the balance of our local ecosystem, contribute to the neighborhood's existing tranquility, and their disturbance should be minimized.
- **Undermines character of neighborhood:** To reiterate, basically the entire neighborhood is zoned for HM1 use other than HAAF; they're basically trying to ramrod a very unpopular proposal through while dismissing material concerns of the entire neighborhood.
- **Fire/rescue access:** We haven't received a clear answer regarding fire/rescue access requirements at the West end of Meadow Sweet Dr. Will there be a forced extension of the road or cul-de-sac to enable the fire department to access that side of the property?

The reasons above coalesce to pose serious threats to quality of life

& home values in the neighborhood.

- Each of the reasons above alone, if manifested, can seriously damage property values in the area; this proposal raises all of the concerns at once. For example, my immediate neighbor has put his home up for sale & the timing w/ this proposal doesn't seem coincidental.

Thank you in advance for hearing our concerns related to this proposal & please reject the application for the reasons outlined above.

Best Regards,

Teng Lin (speaking on behalf of Ying Zheng, the homeowner)
1105 Velvet Leaf Dr.
Madison, WI 53719

From: [Jesse Dettmer](#)
To: [Plan Commission Comments](#)
Subject: 3440 N High Point Rd. Hope & a Future - Meeting Monday, June 12th
Date: Sunday, June 11, 2023 9:51:50 PM

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Planning Commission,

I am opposed to this redistricting, it would significantly deviate from the existing zoning for this area not only in name but in practice. The planned expansion borders closely existing property lines of single family homes, if considering the property utilized by the expansion instead of the entire available property (i.e. less than half of the 5.4 acre's listed is utilized) would have a dwelling density significantly higher than that listed in the application. Any way you look at this it would have significant impacts on not only the neighboring properties but the adjacent neighborhoods. The HAAF property is sufficiently sized that the could create single family homes or " lower-density housing types such as duplexes or townhouses" that fit the current zoning and could house an equivalent number of individuals.

Regardless of how long the proposed plan has been under discussion with the the City of Middleton or City of Madison the plan has only been discussed with the adjacent neighborhoods in the last few months and even with consistent concerns and alterations requested at this meetings the plan remains unchanged with no commitments form HAAF to address concerns of it's neighbors, simply that they "will consider" the concerns.

HAAF has tried to placate the Planning Commission by holding public meetings but these have been a farce, the last meeting was head after the plans were already submitted for the Planing Commission's review meaning they could not be altered and that the public meeting would not truly accomplish anything. The only person involved with this proposal to have show any willingness to work with the existing neighborhoods is Alder Person McKinney but her commitments at the last meeting were ultimately empty given the plans were already submitted and she has a conflict of interest as a board member for HAAF.

My objection has nothing to do with the residents or mission of HAAF and reflects only the impact of the proposed development on the surrounding community and the behavior of the HAAF representatives surrounding the aforementioned public meetings.

--

Jesse Dettmer

From: [Marilyn Rhodes](#)
To: [Plan Commission Comments](#)
Subject: Hope and A Future-Planning Commission June 12
Date: Sunday, June 11, 2023 9:33:49 PM

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

I am writing to heartily endorse Hope and A Future. This unique medical community model is long overdue in our region. As baby boomers increasingly age into residential care facilities, Hope And A Future provides a unique and human oriented community that provides sound medical care integrated in an intergenerational environment that recognizes the entire human being. Hope And A Future is about as far away as one can get from the clinical warehouses that are dominating the senior healthcare world. I recommend supporting their efforts at the highest level.

Marilyn Rhodes
President
UnityPoint Health-Meriter Foundation, Retired

From: [Lynn Peyton](#)
To: [Plan Commission Comments](#)
Cc: [Robert Peyton](#)
Subject: Public Comment - Zone Commission 6/12/23 Agenda Items 6,7
Date: Sunday, June 11, 2023 3:29:45 PM

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Dear Plan Commission:

We are writing to express our opposition to the proposed rezoning and development at 1115 S. High Point Road. We live in the Valley Ridge Neighborhood, and live on Meadow Sweet Dr. and are the second house from the eastern property line of the development being considered.

City staff's recommendation to approve this project despite it not being in alignment with either the Comprehensive Plan or the High Point Raymond Road Neighborhood Plan appears to be based on: 1. The low density of the proposed development and 2. "Establishment of use outside the city prior to attachment". This recommendation focused on the project in terms of purely housing density does not acknowledge the impact of the adult daycare and child daycare. With staff and participants from outside the property, this aspect of the project increases the concerns detailed below including traffic, noise and privacy issues. Additionally, daycares are not currently, and have never been, part of the use of the property so should be taken into more consideration and not included in the "establishment of use" as indicated in the recommendation.

While we believe this is a worthwhile project, we have concerns about its impact in its current iteration. Due to constraints put on by both the city (creating reserve to continue Meadow Sweet Dr. through the property) and by Hope and a Future (HAAF) (integrating the current structure, pool and memory garden into the plans), as well as the limitations of the property itself (steep grade on the south side of the property), the current plans create unnecessary impacts on the surrounding neighborhoods. In creating the development to be more of a community, with its daycares and ample community spaces, they have increased the footprint of the building and its impact on the surrounding areas. A less ambitious project with a more flexible plan would have been more readily accepted by surrounding neighbors. Although we appreciate that HAAF has listened to the concerns of the neighbors, we have yet to see any commitment to actually making changes to any of the plans based on these concerns. In our opinion, this project is not suited to the property and surrounding area due to the concerns below, and would be better served in an area already zoned for such enterprises.

Our more specific concerns are as follows:

- **Potential future development if allowing SR-V2.** We are concerned with rezoning, that

if Hope and a Future's plans fall through or the property is later sold, the property will be vulnerable to the much higher development density that SR-V2 allows, and that development would have even greater impact on the items noted in this letter, and be even further out of alignment with the High Point-Raymond Neighborhood Development Plan. If applicable, a condition to return to the originally intended HM-1 zoning should be included if this plan does not move forward.

- **Traffic safety concerns on S. High point.** The current/proposed driveway is right after southbound South High Point Road reduces from two lanes to one. This creates an increased likelihood of accidents with the increased traffic in and out of the property. Less than a quarter mile south, at Velvet Leaf Drive, a passing lane was added due to multiple accidents. This may be further heightened if Meadow Sweet Dr. is extended, and then there will be 3 left turns within less than .25 miles within a short stretch of road that is reduced to 1 lane going south. There are also safety concerns with more traffic exiting the property onto S. High Point, which is a 35 mile per hour road and already congested and difficult to turn onto at times. This plan should not be considered without a plan to extend the two lanes south the full length of S. High Point or incorporating passing lanes or turn lanes for each of the roads and driveway.

- **Disruption to surrounding areas and its residents.** The project will increase noise and traffic to the area, not just with increased residents but also staff and participants in the two daycares. It will significantly decrease privacy for the properties immediately adjacent. Although the building itself is the required amount of distance away from property lines, the main parking lot is almost to the property line to the north. Although the plans indicate preserving some of the wooded area, we believe they are underestimating how much will be disturbed. This not only impacts the noise and privacy for adjacent properties, but also impacts the area ecosystem and animals. There are nesting large birds in in the woods, and it is home to a variety of animals. HAAF's responses to these concerns so far have been inadequate and non-committal.

- **Continuation of Meadow Sweet Dr.** As stated above, one concern with this continuation would be having 3 left turns in a stretch of road that is one lane on, between larger stretches that are two lanes on S. High Point. This continuation also will lead to additional unnecessary destruction to the natural area. The continuation does not seem justified or necessary. It does not make sense to create a public street through a private property, especially one that is catering to the elderly and families with small children. It additionally will negatively impact the residents on Meadow Sweet, who chose to move to a road that did not have through traffic. The residents are concerned with the safety and general disruption to our families with the increased traffic should this extension be completed.

We respectfully disagree that this development is in line with the overall plan for the area due to its scope and usage, and request not that the Plan Commission not recommend rezoning or conditional use. We believe it will have a negative impact on the surrounding areas, including potential safety impacts related to the traffic pattern. Hope and a Future's

goals are admirable. However, this location and current plan have too many negative impacts that are being minimized or unacknowledged. Thank you for weighing our concerns as you make decisions about this development plan.

Robert and Lynn Peyton
1133 Meadow Sweet Dr.
Madison, WI 53719

From: [Terri Alexander](#)
To: [Plan Commission Comments](#)
Subject: In Support of Hope and a Future
Date: Saturday, June 10, 2023 7:46:21 AM

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I am in support of Hope and a Future in their plans to establish not only a building but better lives for people of all generations!

Terri

From: [Michael Ding](#)
To: [Plan Commission Comments](#)
Subject: 3440 N High Point Rd. Hope & a Future - Meeting Monday, June 12th
Date: Wednesday, June 7, 2023 9:17:15 AM

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

Dear Plan Commission:

The Hope and A Future (HAAF) expansion plans are outside of the parameters of the original approved neighborhood development plan making this an exception to the overall development of the neighborhood and should only be allowed to proceed if they meet the criteria to keep the current neighborhood as undisturbed and intact as possible.

Our neighborhood consists of single family detached homes which follows the original development plan for the area. The new proposed multi unit structure is inconsistent with and deviates significantly from the original neighborhood plan and will stick out like a sore thumb when compared to what currently exists and will completely change the characteristics of the area.

The proposed location of the expanded structure and parking lot are really in the worst possible location on their property when considering the impact of noise, light pollution, traffic congestion and privacy for the bordering homes. In addition to the property being totally out of character for the neighborhood, one of the major points I would like to bring to your attention regarding the expansion would be the major traffic congestion down High Point Road where cars would need to make a left turn into HAAF on a single lane southbound between Welton and Velvet Leaf Drive. It would cause major traffic backups and hazardous conditions on that side of the road especially during peak travel and commuting periods as High Point is a very busy thoroughfare. HAAF is planning 45 parking spots vs 4 to 5 that they currently have now so that is an almost 10 fold increase in projected resident/employee traffic in addition to commercial traffic such as garbage trucks, recycling trucks, and other commercial vehicles needed to support such a large complex. I would argue that the road needs to be expanded to 2 lanes to accommodate. I would request that a traffic study be done prior to any zoning or permitting approvals to make sure that it is addressed as this not only impacts neighboring homes/neighborhoods but also a much larger area for those needing to transit through High Point Rd. There's currently only one lane going southbound on High Point Rd. which is a major issue as HAAF's guests/residents/employees need to make a left turn to enter the property.

It seems that their expansion location was only chosen because it's the most cost effective and convenient for HAAF while preserving the best outcomes for their own benefit without any regard to the impact it will have on the neighbors living situations and potential negative effects on the desirability of their homes and ultimately the property values in the neighborhood. If property values and desirability of the existing single family homes in the area decline that would cause economic hardships for some and could also decrease the real estate tax income for the municipality resulting from lower assessed values for the entire neighborhood which is would be a lose lose situation for all parties. That's why it's so important for the project to be only approved if criteria are met that benefit everyone and improves the neighborhood as well as the proposed project to create a win win opportunity for everyone.

We have had 4 neighborhood meetings to discuss their proposal and after each meeting they said they would seriously consider changes to their plans to address our concerns. Yet they have made no changes to their plan after months of discussions and submitted the same plan on May 1st that they initially showed us. It seems like they are telling us that they are just going to do what they originally intended even though we were told our concerns would be addressed. It just doesn't seem like they care at all about our concerns. HAAF think that by saying we have had 4 meetings they have met the requirements to work with the neighbors but in reality they haven't done anything besides paying lip service to us to get these meetings done over with so they can advance their proposal. I ask that the Plan commission deny approval or at least delay approval until the neighborhoods and HAAF come to a

real agreement on what is acceptable to both parties. The current status is that we have meetings and HAAF tells us they will consider and address our concerns and get back to us but then they do nothing as if they are certain they will be approved no matter what.

In the previous neighborhood meetings HAAF has said they would not entertain moving the proposed building to a different location on their property because they would need to relocate some gardens, may lose use of the outdoor swimming pool, and that it would cost them too much to do so. Yet they have no sympathy for the cost to current homeowners of their proposed expansion in the current rendition both monetarily and in quality of life.

Unfortunately their cost savings come at our expense so there needs to be some give and take on their end. Right now it's all take and no give on their side. Because they are asking for an exception to be made they need to sacrifice some things and make some compromises on their end to limit the impact on bordering homes and the neighborhood. They have so much space to work with but would like to keep all the good parts for themselves while expanding only in areas that border our properties. Moving the location to an alternate location within their property would mitigate a lot of the neighborhood concerns and prove that they are negotiating in good faith and will be good neighbors as we know they may come back for additional requests in the future.

My home is at 7717 Welton Dr is one of the most affected homes as the expanded surface parking lot will run up right to my property line. Although the promised installation of fencing and planting of more trees and vegetation will help mitigate some of these impacts, moving the proposed expansion to a different area of the property would be the best solution to have the least negative impact to the entire neighborhood. It will also reduce traffic congestion by having another entrance/exit for the other parking area. Also two smaller parking lots instead of one large one will also cut down on noise and light pollution for all the homes on Welton while maintaining privacy and some existing neighborhood characteristics for the rest of the neighbors. I don't believe that you can use cost as an excuse for not doing something especially since they are the ones trying to expand. I do not think they should get treated any different because they are a non profit and should be held to the same standards as any other entity for profit or not that are applying for new zoning and/or conditional use.

To be completely honest if I knew about the intended development plans prior to purchasing my home in February 2022 I probably would have either not purchased it or would have lowered my offer price significantly. I could see how this could be the case for future buyers. In my case most of my life savings and future earnings are and will be invested in this home and it's really tough for our family to come to terms with owning an asset that will be declining in value. I am not saying no to the project as we do appreciate what HAAF is doing but we would also like to see it done in a way that is fair to all parties. I am sure we are not the only family facing these realities if the project is approved to proceed as is.

Thank you for considering my concerns.

Regards
Michael Ding
7717 Welton Dr

Mike

From: [Ed Miles](#)
To: [Plan Commission Comments](#)
Subject: re: 3440 N. Highpoint road. Hope and a Future meeting expansion, Monday June 12th
Date: Tuesday, June 6, 2023 2:57:03 PM

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

Plan Commission,

I am writing to express my concerns against the desired expansion plans on this property referenced in the subject line above. I have lived at 7609 Welton Drive for the past 23 years.

After several months and four neighborhood meetings later, we have had a chance to voice our concerns with Hope & A Future (HAAF) about the various issues the rest of the neighborhood and I have with their proposed plans. During these meetings, they have often arrived ill-prepared to address the various requests from the group. They've made several verbal commitments to various concessions in an attempt to appease us, yet not **ONE** of these concessions is part of the application being reviewed during the meeting on June 12th.

They have chosen the MOST impactful build location for their expansion - a placement that significantly affects the surrounding neighbors. The increase in noise, reduction in privacy, removal of large, mature trees, and impact on wildlife should be given heavy consideration. Their requested SR-V2 zoning doesn't align with the neighborhood development plan, and the rest of the neighborhood is currently zoned HM1. This requested change in zoning should be rejected as it doesn't align with the existing HM1 use, or the character of the rest of the surrounding neighborhood.

Several neighbors have suggested that they seriously consider an alternate build location to the West along High Point Rd. This would have the least amount of impact on the surrounding neighbors, while still allowing HAAF to achieve their mission with this significant expansion.

I would like to formally request the denial of their application, asking them to further explore their plans to build in this alternate location to the West. This alteration could alleviate or at least reduce a host of other concerns, such as:

- **Noise level:** Being that close to surrounding homes will profoundly increase noise. Locating along High Point Rd would help mitigate this issue.
- **Traffic:** The 2-lane road that narrows to 1 lane leading into their existing parking lot poses a serious safety concern. The increased traffic to and from HAAF would be significant, and an additional entrance to the South would allow for a much safer traffic flow. Either way, a second lane should be added to the West BEFORE this project is approved.
- **Cars in the parking lot/garage:** Their original plan shows a parking ramp below the building, where headlights from exiting vehicles would shine directly into neighbors' windows to the North along Welton Dr. This problem will only worsen with ~20 additional cars in this ramp and ~30-40 cars coming and going each day for visitation, daycare drop-off, and pickup.
- **Dead end on Meadow Sweet Dr:** We haven't received a clear answer regarding fire/rescue access requirements at the West end of Meadow Sweet Dr. Will there be a forced extension of the road or cul-de-sac to enable the fire department to access that side of the property? The alternate build location to the West would provide safer access to the building in case of a fire.
- **Removal of trees:** The removal of many mature trees, as per their original plans, would seriously impact the privacy of the properties along their lot line, significantly reducing the surrounding property values. How will these owners be compensated for this reduction? Will our property taxes reflect this reduction?
- **Wildlife disturbance:** We should also consider the impact on wildlife. We have turkey vultures & hawks nesting there. Deer, turkey, woodchuck, and occasionally a fox passing through. These

animals contribute to the balance of our local ecosystem and their disturbance should be minimized.

In our estimation, if HAAF were required to place the building to the West along High Point Rd., all of these concerns could be significantly alleviated, if not eliminated entirely. We sincerely hope our collective voice is heard and given due consideration.

Thank you in advance for taking the time to hear our concerns related to these issues.

Sincerely,

Ed Miles
7609 Welton Drive
MAdison WI 53719

- **Traffic:** The 2-lane road that narrows to 1 lane leading into their existing parking lot poses a serious safety concern. The increased traffic to and from HAAF would be significant, and an additional entrance to the South w

From: [David Strunce](#)
To: [Plan Commission Comments](#)
Subject: OBJECTION TO CURRENT PLAN FOR REZONING AND CONDITIONAL USE FOR 1115 S. HIGH POINT ROAD
Date: Monday, June 5, 2023 1:27:32 PM

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

TO: the Plan Commission –

I have lived at 7617 Welton Drive since 1994 (almost 30 years). My property shares a boundary with the Hope and a Future (HAAF) property. The area which HAAF now owns was a farm when we bought our property, but we have had no major difficulties with HAAF since they arrived. However, now, they want to put a large multi-family building structure in the midst of our single-family-residence neighborhood.

HAAF came to the neighbors, saying they wanted to partner with the neighborhood to ensure a unified community as they expanded. Their plans include a large apartment/condo building, child day care, adult day care and an enlarged parking lot. We appreciated their willingness to talk and told them that we all support their intergenerational living concept, but would like some changes to their plans to limit the impact on the existing quiet family neighborhood. Our primary requests were: 1) repositioning the building and parking lot from the WORST possible position (the parking lot and the new building expansion are both along their boundaries with our residential houses) to a less-bad position, preferably placing both expansions along S. High Point Rd; and 2) providing both fencing and additional evergreen trees along the Welton Drive and Meadow Sweet Drive boundaries.

HAAF has ignored every suggestion we have made over the 4-month period of discussions, saying everything is “under consideration” but they have not committed to anything. They say that repositioning the expansion is “too expensive,” and they have not committed to the fencing and trees. The cost of the repositioning, the fencing and the trees is the cost they should pay for putting a large multi-family structure in the middle of our quiet single-family residential area.

The Plan Commission must be the protector of the residents who have bought houses and established their families in this single-family residential area. We are not objecting to the HAAF request to expand this one time. We are objecting to the positioning of the expansion and their refusal to commit to fences and trees to protect the surrounding residences.

I ASK THAT THE PLAN COMMISSION REJECT THE HAAF CURRENT PLAN AND REQUIRE THAT HAAF RESUBMIT THEIR PLAN TO INCLUDE THE REQUESTS WE HAVE MADE (REPOSITIONING, FENCES & EVERGREEN TREES).

They should also have restrictions on their ability to additional expansion in the future and on their impact on the wildlife in the area (I routinely have deer, foxes, raccoons, opossums, turkeys, rabbits and squirrels passing through my yard.)

Respectfully submitted,
David Strunce
7617 Welton Drive
608-332-2650

From: [Kyle Judd](#)
To: [Plan Commission Comments](#)
Subject: Re: 3440 N High Point Rd. Hope & a Future - Meeting Monday, June 12th
Date: Thursday, June 1, 2023 8:21:08 PM

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

Dear Plan Commission,

Earlier this year, on Saturday, January 21st, I received a postcard regarding a plan commission meeting set for the coming Monday, January 23rd. This gave less than 48 hours' notice, nowhere near the required 10-day notice. I promptly emailed Alder Matt Phair, who called me on Sunday to discuss the issue. Thankfully, he was able to push the plan commission meeting out, allowing for a neighborhood meeting to take place. Several months and four neighborhood meetings later, we have had a chance to voice our concerns with Hope & A Future (HAAF) about the various issues the rest of the neighborhood and I have with their proposed plans. During these meetings, they have often arrived ill-prepared to address the various requests from the group. They've made several verbal commitments to various concessions in an attempt to appease us, yet not **ONE** of these concessions is part of the application being reviewed during the meeting on June 12th.

They have chosen the MOST impactful build location for their expansion - a placement that significantly affects the surrounding neighbors. The increase in noise, reduction in privacy, removal of large, mature trees, and impact on wildlife should be given heavy consideration. Their requested SR-V2 zoning doesn't align with the neighborhood development plan, and the rest of the neighborhood is currently zoned HM1. This requested change in zoning should be rejected as it doesn't align with the existing HM1 use, or the character of the rest of the surrounding neighborhood.

Several neighbors and I have suggested that they seriously consider an alternate build location to the West along High Point Rd. This would have the least amount of impact on the surrounding neighbors, while still allowing HAAF to achieve their mission with this significant expansion.

I would like to formally request the denial of their application, asking them to further explore their plans to build in this alternate location to the West. This alteration could alleviate or at least reduce a host of other concerns, such as:

- **Noise level:** Being that close to surrounding homes will profoundly increase noise. Locating along High Point Rd would help mitigate this issue.
- **Traffic:** The 2-lane road that narrows to 1 lane leading into their existing parking lot poses a serious safety concern. The increased traffic to and from HAAF would be significant, and an additional entrance to the South would allow for a much safer traffic flow. Either way, a second lane should be added to the West BEFORE this project is approved.
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reflect this reduction?

- **Wildlife disturbance:** We should also consider the impact on wildlife. We have turkey vultures & hawks nesting there. Deer, turkey, woodchuck, and occasionally a fox passing through. These animals contribute to the balance of our local ecosystem and their disturbance should be minimized.

In our estimation, if HAAF were required to place the building to the West along High Point Rd., all of these concerns could be significantly alleviated, if not eliminated entirely. We sincerely hope our collective voice is heard and given due consideration.

Thank you in advance for taking the time to hear our concerns related to these issues.

Sincerely,

Kyle Judd
1129 Meadow Sweet Dr.
Madison, WI. 53719

On Jan 22, 2023, at 9:24 AM, Kyle Judd <kylewjudd444@gmail.com> wrote:

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