

From: [Parks, Timothy](#)
To: [Cleveland, Julie](#)
Subject: FW: Please support lighting for Edgewood's athletic field!
Date: Monday, June 15, 2020 7:44:22 AM

For appeal file...

From: William Manion <bmanion@ssitechnology.com>
Sent: June 13, 2020 8:31 AM
To: All Alders <allalders@cityofmadison.com>
Cc: Parks, Timothy <TParks@cityofmadison.com>
Subject: Please support lighting for Edgewood's athletic field!

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

Bill Manion
SSI Technology, Inc
bmanion@ssitechnology.com
Phone: 715-321-0245

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: Fw: Vote to deny the installation of lights on the Edgewood Athletic field that is immediately adjacent to Monroe and Woodrow streets (Ref file #60001)
Date: Sunday, July 05, 2020 7:12:04 PM
Attachments: [Letter to Common Council - Josh Gettle 20200704.pdf](#)
[Letter to Madison Common Council 20200704 Reference Documents.zip](#)

From: Josh Gettle <jcg186@charter.net>
Sent: Saturday, July 4, 2020 3:08:46 PM
To: All Alders
Cc: Evers, Tag; Stouder, Heather
Subject: Vote to deny the installation of lights on the Edgewood Athletic field that is immediately adjacent to Monroe and Woodrow streets (Ref file #60001)

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

Alders,

Attached is my letter to the Common Council requesting you deny Edgewood's Conditional Use Permit application for Installation of lights. Also attached is a zip file that contains the contains my previous letters and referenced documents.

Please vote to deny the installation of lights on the Edgewood Athletic field that is immediately adjacent to Monroe and Woodrow streets.

Thank you,

Josh Gettle
2356 West Lawn Ave
Madison, WI 53711

To: Common Council
From: Joshua Gettle – 2356 West Lawn Ave, Madison WI 53711

04 JUL 2020

Subject: Conditional Use Permit Application by Edgewood High School for Outdoor Athletic Field Lighting (Reference File #60001) - Appeal of Plan Commission decision

References:

1. My letter to the Madison Planning Board dated 01 JAN 2019
2. My letter to the Madison Planning Board dated 11 OCT 2019
3. Edgewood mailer to neighborhood "FACTS ABOUT OUR PROPOSED CHANGES TO THE GOODMAN ATHLETIC COMPLEX AT EDGEWOOD HIGH SCHOOL"
4. My letter to Common Council dated 01 JAN 2020
5. My letter to the Madison Planning Board dated 28 APR 2020

Having an outdoor athletic field used for competitions adjacent and within 300 feet of over 20 residential properties is incompatible to the health and safety of not only residence immediately across from the athletic field on Monroe and Woodrow streets, but also for the larger surrounding neighborhood. I live about 2 blocks away from the field. I could hear the illegally hosted events last year from inside my house while the field was still governed by the Edgewood Master Plan.

I am very concerned about crowd noise. It is easy to lose sight of the human impact a crowd cheering for their team, or making noise to limit their opponent's ability to communicate. It can be a vicious cycle of cheers of joy supporting your team or being the "twelfth man" in opposition trying to prevent the opposing team's ability to communicate. The safety and welfare of the neighborhood residents is at stake because the neighborhood would no longer protected because the city has released Edgewood from the master plan that was established and was governing the use of the campus.

Edgewood has not negotiated in good faith with its neighbors, the Dudgeon Monroe neighborhood association, or the city. Edgewood abandoned its master plan, it

abandoned discussions with the neighborhood association, and it filed a frivolous lawsuit to bully its way to get what it wanted against the city and advance its desires to host games. I do not listen to what people say; I watch what they do. I am watching. I am interested to see what the city values more: the desires of a private institution with transient stakeholders and a legal team, or the actual neighborhood residents that have voiced their concerns about their health and safety time and time again as a community.

We talk about following our laws; however, I have not seen a Conditional Use Permit application for change of use to convert the field from a practice field to a field used for athletic competitions. The most recent established use of the Edgewood athletic field was for practices only. How do I know this? It was documented in the Edgewood campus master plan that was in effect for over 5 years, the position was upheld by the zoning administrator, and then subsequently voted 4-0 by the zoning board of appeals upholding the zoning administrator's position that it is a practice field. The application before you is an application for lights to extend the use of the athletic field into late evenings and nights. Where is the impact study of what hosting athletic competitions will do to the residential neighborhood properties? Approving the application before you has the indirect effect of validating the field can be used for athletic completions even though it did not follow the process for change of use. This is another example of flawed application of law, and loopholes being exploited against our city.

My position is quite simple the noise that will be produced from an athletic field that was foolishly placed across the street from not one, but two densely populated residential streets is incompatible with the health and safety of the surrounding

residential neighborhood and the peaceful enjoyment of personal property - see DMNA opposition letter to the addition of lights to the field at Edgewood High School. Having a source of noise adjacent to residential property that is not regulated is irresponsible. **To have that noise generation extend to more hours in a day facilitated by lights is reckless.**

You should look closely at what happened in other places with similar situations. We have something special in the neighborhood today. Once it is gone, it is gone. I firmly believe if this change is allowed to move forward what makes our neighborhood special will be lost. As a result, I believe property values will decline because of all the negative effects including additional health risks resulting from unregulated noise exposure. I am also concerned about parking, lighting, traffic issues, and property values as described in my initial letter dated 01 JAN 2019; however, unregulated noise is my major concern.

I heard and understand we need to follow our laws, but what do you do if the laws are flawed and loopholes are exposed? Based on the flawed language used in the Campus Institution zoning that was interpreted to mean voluntary in allows voluntary out in regards to master plans perhaps we would be better off removing Campus Institution zoning and rolling back to the zoning that was in place before. Alternatively, something like my proposed solution in the next paragraph could be applied as an amendment to protect the residents of the city by limiting the annual rate of occurrence of noise producing outdoor events.

If we are incapable of interpreting the intent of our existing laws, I would like to see the Campus Institution zoning amended to protect residents of my neighborhood

and other city residents to include language that any Campus Institution zoned outdoor athletic field that is within 300 feet of 10 residential properties be limited to 10 events per calendar year (as measured from the closest point of a residential property to the closest point of the athletic field). I would also be clear in my definition of what 10 means (for example 2 boys' soccer games, 2 girls' soccer games, 2 track competitions, 3 football games and 1 graduation commencement equals 10 events). The institutions can host whatever events they want, but the total number of events cannot exceed 10 for an outdoor athletic field that is within 300 feet of 10 residential properties.

Based on their past performance, (e.g. practice field used for games, abandoning the master plan process, misleading claims of working with neighborhood, etc.), Edgewood cannot be trusted to implement an outdoor athletic field solution that is compatible with adjacent neighborhood residential property use. It will create problems for its neighbors and the surrounding community. It will damage the health and welfare of its neighbors and the surrounding community. Please vote to deny the conditional use permit application submitted by Edgewood High School for athletic field lighting.

Thank you,



2356 West Lawn Ave
Madison, WI 53711

EDGEWOOD
HIGH SCHOOL
OF THE SACRED HEART

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**FACTS ABOUT
OUR PROPOSED CHANGES
TO THE
GOODMAN
ATHLETIC COMPLEX
AT EDGEWOOD HIGH SCHOOL**



ATHLETIC STADIUM SEATING REDEVELOPMENT FROM WEST

Dear Friends & Neighbors,

As you may know, Edgewood High School has been working closely with the City of Madison, our Liaison Committee and local neighbors for the past year and a half about opportunities we are seeking to enrich the offerings of the Goodman Athletic Complex. This facility has become a true community asset that is regularly utilized by several of our athletic teams, other local middle school and high school sports teams, UW-Madison athletic teams and our neighbors.

We are diligently working through the city's adopted process to amend our Campus Master Plan to allow for better and more strategic usage of this important community resource. Specifically, our hope is to improve the existing facility by increasing seating, adding site-focused LED lighting and installing a directional sound system to enhance the overall experience for all users. We believe adding a limited number of high school night events hosted within our campus would allow the Edgewood athletics program to remain competitive with other teams in our conference by hosting *true* home games while contributing to the continued, holistic, development of our students.

Throughout this detailed process we have been careful to adhere to our core principles of commitment to Truth, Compassion, Justice, Community and Partnership, and an authentic dedication to preparing the whole student for a successful future. We have worked closely with local officials to meet or exceed City of Madison requirements on lighting, sound, parking and traffic; we have held neighborhood listening sessions to identify areas of concern and explore potential modifications, as necessary and appropriate; and we have worked



We are diligently working through the city's adopted process to amend our Campus Master Plan to allow for better and more strategic usage of this important community resource.

hard to ensure that everyone involved receives accurate and timely information regarding the various aspects of the process and the modifications we are seeking.

This newsletter is the first in a series of communications we will be sending directly to our friends and neighbors to help share key facts about the project. Specifically, we will share information about:

- the proposed upgrades to the Goodman Athletic Complex;
- the formal amendment process that is outlined in our approved Campus Master Plan;

- our commitment to listening to and engaging with our neighbors and other key partners; and
- the value of offering Edgewood and other students a safe, accessible and quality place to develop important leadership, teamwork and other important life skills.

We hope you find this information useful for better understanding the upgrades we are seeking to the Goodman Athletic Complex and the long-standing commitment we have to our students, our neighbors and the community. If there are specific questions you may have about this initiative, please feel free to contact us directly at info@edgewoodhs.org.

Sincerely,

Mike Elliott, President

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Answers to frequently asked questions regarding the proposed changes to the Edgewood Campus Master Plan

Why is Edgewood High School seeking changes to its Campus Master Plan?

Edgewood High School has a nearly 100-year history of using its athletic facilities for practice purposes, hosting day-time sporting events and allowing access to the community for game and recreational purposes. The Goodman Athletic Complex has deeply enriched our ability to serve as a community-wide asset for the greater Madison area. When the Edgewood Campus Master Plan was originally developed and approved in 2014, Edgewood leadership was up front about the continued desire to have the ability to have a true home field that could enrich our athletic program by hosting night games as required by the Badger Athletic Conference, but were very sensitive about how a limited number of night games may impact our surrounding neighborhoods.

Two major factors prompted us to begin the formal amendment process over a year and a half ago, as outlined in our Campus Master Plan:

1. Our primary agreement with Middleton to serve as a “home” field is no longer feasible. This is due not only to Middleton’s own athletic program demands, but financial ramifications, safety concerns and scheduling for Edgewood’s athletes. This fact has left Edgewood scrambling to find a location for “home” games, often ending up with multiple locations for our games — a scenario that few other schools have to address.



2. Advancements in both lighting and sound technology have made it possible to ensure that two of the major neighborhood concerns we acknowledged early in the Campus Master Plan process — light and sound — could now be addressed in a fashion that not only meets, but exceeds the City of Madison requirements.

As with our efforts during the original Campus Master Plan process, Edgewood High School remains committed to engaging with our neighbors and community partners as we follow the deliberative amendment process outlined in the 2014 Master Plan.

Does the Campus Master Plan allow for amendments?

As with other City of Madison-approved Master Plans, the Edgewood Campus plan specifically details the City-required process for making amendments to the plan. Edgewood High School has spent the last year and a half following this process by engaging city officials, local neighborhood associations and our neighbors to ensure that the amendments we are seeking address neighborhood issues and meet or exceed City of Madison requirements.

Who ensures agreed-upon amendments are enforced?

The amendment that Edgewood High School is seeking to enrich the Goodman Athletic Complex will include very specific requirements related to such things as the number of allowable night games, the specific times that lights are allowable and the fact that the Complex *will not* be available for other nighttime events. Edgewood is committed to adhering to these parameters and all of the agreed-upon restrictions will be fully enforceable by the City of Madison.

Wasn't the original intent of the Goodman Athletic Complex to be for use as a practice field only?

As mentioned previously, Edgewood High School has a decades-long history of using its athletic facilities not only for practice purposes, but actually hosting day-time sporting events and allowing access to the community for recreational purposes. The proposed amendments to our Master Plan do not change the intended usage of the Goodman Athletic Complex, but rather take advantage of new technologies that will allow for a limited number of night games and afford Edgewood the ability to host home events for all of its teams.

What, if any, concerns have been raised by neighbors and how is Edgewood responding to those concerns?

As part of the Campus Master Plan amendment process and our commitment to positive neighborhood relations, Edgewood High School hosted neighborhood listening sessions to share our ideas and gather feedback from area residents. Those sessions helped identify the following areas that we have specifically addressed as we move through the process:

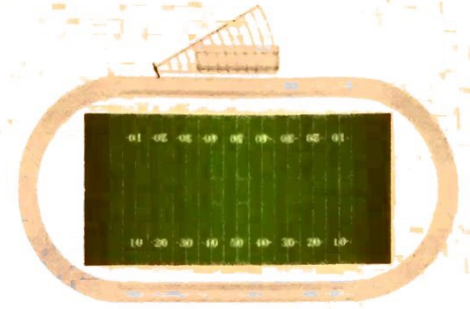
1. **Lighting:** The amended plan includes the incorporation of the latest LED lighting technology that will minimize glow, light spill and glare. This new technology, along with the height of the poles in our plans, will ensure that lighting from the limited number of night games will not go beyond our property. The plan meets and even exceeds the City lighting requirements.



An example of Edgewood's proposed lighting system installed at Clemson Field



Edgewood's proposed lighting fixture is the one at the far right, as seen from 100 feet away



2. **Sound:** The amended plan also includes a directional amplified sound system that is custom-designed for the site and meets all City sound requirements. The sound system will only be used during games and we have agreed to prohibit music being played over the PA system, with the exception of the national anthem. Edgewood High School continues to work with sound engineers to model natural sound and identify the best approaches for managing sound.



3. **Traffic:** Based on the study that was conducted as part of the Master Plan process, engineers concluded that traffic for the anticipated crowd size for the Athletic Complex would not increase and, in fact, could potentially decrease traffic during peak times due to the scheduling of events during non-peak travel hours. The Monroe St. entrance is to be used for all events.

4. **Parking:** The Edgewood campus currently has 560 parking stalls, a number that could accommodate even the largest anticipated crowd size so there should not be an increased parking impact on neighborhood streets. Visitors attending athletic events will be provided on-site parking information and discouraged from parking in the neighborhood.

Many more detailed conditions are being developed and specified for each of the key components. Stay tuned for more answers to frequently asked questions in upcoming editions of our neighborhood newsletters related to our plans for enriching the Goodman Athletic Complex.



Thank you!

To: Common Council

01 JAN 2020

From: Joshua Gettle – 2356 West Lawn Ave Madison, WI 53711

Subject: Vote to oppose Edgewood's petition to be released from the Edgewood Campus Master Plan (56839 Repeal of the Campus Master Plan)

References:

1. My letter to the Madison Planning Board dated 01 JAN 2019
2. My letter to the Madison Planning Board dated 11 OCT 2019
3. Edgewood mailer to neighborhood "FACTS ABOUT OUR PROPOSED CHANGES TO THE GOODMAN ATHLETIC COMPLEX AT EDGEWOOD HIGH SCHOOL"

Bottom Line Upfront (BLUF): The only purpose of this proposed legislation is to create another loophole for Edgewood and its lawyers to exploit against our city. To understand why I feel this way, please see the references accompanying this letter. It is sad for me to say, but the dishonest nature of Edgewood has eroded community trust in this organization.

City Council needs to fully appreciate the ramifications of their vote on Edgewood's request to be released from the Edgewood Campus Master Plan. From what I have seen, the catalyst for all of this is the Stadium Edgewood has been trying to force on its neighbors. City Council needs to see firsthand where Edgewood put the athletic field to gain a full appreciation of what will happen if city council decides to vote to release Edgewood from the Edgewood Campus Master Plan. All that was agreed to in this substantial document would be nullified if the Campus Master Plan was removed.

Edgewood and the surrounding communities have both benefitted from having a Master plan in place. Edgewood has been able accomplish projects and the neighborhoods have benefitted from knowing what to expect and consideration for how things would be done to protect the neighborhoods. Edgewood is in effect saying I got what I need now let me out of the agreement without consideration to other stakeholder, like the city and the neighborhoods. Legislating a special exemption to benefit only one party is not a precedent to set. There is a process for Edgewood to move forward with changes today. It is to amend the Edgewood Campus Master plan.

Edgewood withdrew from this option and instead decide to first have the zoning administrator interpret the language of the master plan citing that was not was not was meant by the language in the document. When that plan failed they then appealed to the zoning board. The Zoning Board of Appeals voted 4-0 against Edgewood and to uphold what was in the master plan. When Edgewood again did not get what they wanted they petitioned the administration to introduce legislation to allow the Master plan to be withdrawn. Then they then sued the city in federal court. After the Mayor withdrew her support, they petitioned another Alder to carry their request forward.

You must decide if you want to create an opportunity for Edgewood to further exploit the city and its neighbors. Please vote in opposition of allowing Edgewood to exit the Edgewood Campus Master plan. Please ask yourselves: What if this was my neighborhood and my neighbors? Do you support the private nonprofit corporation and its transient stakeholders, or the citizens of Madison you represent? I encourage you to listen to what the different neighborhood associations have said regarding the impact. There would be harm to the public

and neighborhoods if Edgewood is allowed to create this loophole through your legislation to be further exploited.

Please vote against repealing the Campus Master Plan for Edgewood and encourage Edgewood to return to the master plan amendment process. Thank you for your support.

Sincerely,

A handwritten signature in black ink, appearing to read "Joshua Gettle". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Joshua Gettle
2356 West Lawn Ave
Madison, WI 53711

To: Madison Planning Board
From: Joshua Gettle – 2356 West Lawn Ave, Madison WI 53711
Subject: Edgewood Stadium Proposal

01 JAN 2019

Edgewood is a private non-profit tuition-based school campus that resides in the Dudgeon Monroe neighborhood (www.dmna.org). I attended multiple meetings for the proposed Edgewood Stadium with my neighbors and Edgewood. Edgewood wants to have a permanent stadium playing field immediately adjacent to its neighbors on Woodrow and Monroe Streets in Madison. You must see the “practice field” location to truly appreciate what they are proposing to visualize the effect a permanent stadium will have on the Dudgeon Monroe neighborhood.

Personally, I believe you should be able to do whatever you want to do on your own property as long as it is not to the detriment of your neighbors. For example, I may want to divert rain water away from my house to prevent flooding in my basement, but I should not be able to divert my rainwater downspouts to my neighbor’s house and routinely flood their basement. Edgewood is proposing to do something very similar to the analogy above. My concerns about crowd noise, lighting and parking are below.

I have heard everything from the stadium will only be used for the High School Football team for a few games at night; to it will be used for 40 night games for various events; to it would be a great asset for the neighborhood and benefits many other organizations in Madison. I have a hard time believing that this stadium is only going to be used by the Edgewood High School which is why in the past I have asked the question concerning the number of events projected. Edgewood is going to want to maximize the return on the investment of this privately held asset.

I am very concerned about crowd noise. If we get lost in the technical solution provided in the presentation, it is easy to lose sight of the human impact (e.g. a crowd cheering for their team). It can be a vicious cycle of cheers of joy supporting your team when you are winning or being the “twelfth man” trying to prevent from your opponent’s team from being able to communicate. The average volume provided in the presentation (average over duration) is not a good representation of what my neighbors are going to experience from peak noise levels. If this is allowed to move forward, crowd noise is not enforceable, and the community residents will have to live with noise. This will have serious effects on my neighbors to the point I fear we will not be able to enjoy our residential properties, so this private, tuition-based institution can have a stadium in our neighborhood. We should be allowed to make enhancements to our properties, but not when they are to the detriment of our neighbors.

Personally, I do not want to see this neighborhood change. We chose this neighborhood because we recognized it was special. We do not want the noise and light pollution and other challenges the stadium is going to bring. Edgewood’s presentation was for 30 fc based on what they received from the group trying to sell them the solution. We saw members of the sales team once, and they were more Account Executives than engineers who would or could honestly answer questions when challenged on what was presented. Edgewood’s presentation was modeled for 30 fc of lighting.

I am disappointed there was not verification of the study provided to Edgewood to certify the results and assumptions made by the sales team trying to make the sale. The sales team is selling a solution and will assure Edgewood it will work for their application. Edgewood will implement the solution, and when it does not work as projected. Edgewood will request

additional changes that will invalidate what Edgewood presents to you and will continue to negatively impact its neighbors. For example, Edgewood will cite something like student athlete safety requiring the light illumination level to be raised to a higher value (50 fc is the NCAA recommendation). I do not want to see anyone get hurt due to poor lighting on the field because Edgewood decided to believe what is was presented.

I am also concerned about parking based what is proposed. Edgewood would like us to believe parking will not be a problem because they have sufficient parking stalls based on their estimates, but once people who are not local to the Dudgeon Monroe community figure out that it is faster for them to park in our neighborhood and walk to the stadium, they will park in our neighborhood, and they will walk to avoid parking on Edgewood campus and the associated traffic issues to them when they try to either get to a game or leave from a game. There is a reason we have 2-hour enforceable parking limits without a residential permit during the day on our streets near Edgewood's campus.

Finally, a point was made concerning what happens to property values if this moves forward. We have something special here today. Once it is gone, it is gone forever and there is no turning back. I firmly believe if this change is allowed to move forward what makes our neighborhood special will be gone. As a result, I believe property values will decline because of the negative effects presented, noise, parking, lighting, etc. The neighborhood will become a less sought location for families and the result is property values will decline. Who is left to absorb the financial impact when the revenue generating property taxes for the Dungeon Monroe neighborhood public school drop?

It would be financially irresponsible for Edgewood to invest additional funds to the existing "practice field" to see what the impact would be to neighborhood. Based on what the existing practice field looks like today they may have already been financially irresponsible, or maybe they always had the intention to have a permanent stadium in Dungeon Monroe even though this was not what was presented in its 10-year plan. Perhaps this was always the plan despite the damage Edgewood would cause to their neighbors. It is impossible for me to know what is in the hearts and minds of the people behind Edgewood, but it does not feel like they are living to up to their values.

Based on past their past performance with promises made (e.g. practice field used for games), Edgewood cannot be trusted to implement a solution that will not create problems for its neighbors. There are other places not in this peaceful, treasured, densely populated residential community where this private tuition-based institution can have a sports facility that would not be immediately adjacent to a dense residential community. We have something special here. Once it is gone, it is gone forever. Please vote no on the Edgewood stadium proposal.

I am disappointed I will not be able to attend the planning commission meeting personally. I will be out of state due to military commitments.

Thank you for your attention to my concerns,



Joshua Gettle
2356 West Lawn Ave

To: Madison Planning Board
From: Joshua Gettle – 2356 West Lawn Ave, Madison WI 53711
Subject: Conditional Use Permit Application by Edgewood High School for Outdoor Athletic Field Lighting (Reference File #60001)

28 APR 2020

References:

1. My letter to the Madison Planning Board dated 01 JAN 2019
2. My letter to the Madison Planning Board dated 11 OCT 2019
3. Edgewood mailer to neighborhood “FACTS ABOUT OUR PROPOSED CHANGES TO THE GOODMAN ATHLETIC COMPLEX AT EDGEWOOD HIGH SCHOOL”
4. My letter to Common Council dated 01 JAN 2020

Edgewood wants to have a lighting installed to extend use of its athletic field immediately adjacent to its neighbors on Woodrow and Monroe Streets in Madison. You must see the field location to truly appreciate and visualize what stadium lights will do to the Dudgeon Monroe neighborhood. Exhibit A in their application shows a top view of the outdoor athletic field placement, but you really have to see the land first hand to appreciate what is being asked, and why it is so detrimental to the neighborhood. Please vote to deny Edgewood’s light application permit.

Having an outdoor athletic field adjacent and within 300 feet of over 20 residential properties is incompatible to the health and safety of not only residence immediately across from the athletic field on Monroe and Woodrow streets, but also for the larger surrounding neighborhood. I live about 2 blocks away from the field. I could hear the illegally hosted events last year from inside my house while the field was still governed by the Edgewood Master Plan. I could also hear the repetitive blowing of whistles from the athletic field during practices and games.

I am very concerned about crowd noise. It is easy to lose sight of the human impact a crowd cheering for their team, or making noise to limit their opponent’s team ability to communicate. It can be a vicious cycle of cheers of joy supporting your team or being the “twelfth man” in opposition trying to prevent the visiting team’s ability to communicate. The safety and welfare of the neighborhood residents is at stake because the neighborhood is no longer protected since the city has released Edgewood from the master plan allowing it to turn its practice field into a competitive athletic complex that will not be enforced by Madison’s residential noise ordinances.

Edgewood has not negotiated in good faith with its neighbors, the Dudgeon Monroe neighborhood association, or the city. Edgewood abandoned its master plan, it abandoned discussions with the neighborhood association, and it filed a frivolous lawsuit to bully its way to get what it wanted against the city and advance it desires to host games. I do not listen to what people say; I watch what they do. I am watching. I am interested to see what the city values more: the desires of a private institution with

transient stakeholders and a legal team, or the actual neighborhood residents that have voiced their concerns about their health and safety time and time again as a community.

My position is quite simple the noise that will be produced from the athletic field that was foolishly placed across the street from not one, but two densely populated residential streets is incompatible with the health and safety of the surrounding Dudgeon Monroe residential neighborhood and the peaceful enjoyment of personal property - see DMNA opposition letter to the addition of lights to the field at Edgewood High School. In my opinion having a source of noise adjacent to residential property that is not regulated is irresponsible. **To have that noise generation extend to more hours in a day facilitated by lights is reckless.**

Ultimately, I would like to see the Campus Institution zoning amended to protect the residents of my neighborhood and other city residents to include language that any Campus Institution zoned outdoor athletic field that is within 300 feet of 10 residential properties be limited to 10 events per calendar year (as measured from the closest point of a residential property to the closest point of the athletic field). I would also be clear in my definition of what 10 means (for example 2 boys' soccer games, 2 girls' soccer games, 2 track competitions, 3 football games and 1 graduation commencement equals 10 events). The institutions can host whatever events they want, but the total number of events cannot exceed 10 for an outdoor athletic field that is within 300 feet of 10 residential properties.

I heard and understand we need to follow our laws, but what do you do if the laws are flawed and loopholes are exposed? Based on the flawed language used in the Campus Institution zoning that was interpreted to mean voluntary in allows voluntary out in regards to Master Plans perhaps we would be better off removing Campus Institution zoning and rolling back to the zoning that was in place previously. Alternatively, something like my proposed solution in the paragraph above could be applied as an amendment to protect the residents of the city by **limiting the annual rate of occurrence of noise producing outdoor athletic field events.**

You should look closely at what happened in other places with similar situations. We have something special in the neighborhood today. Once it is gone, it is gone. I firmly believe if this change is allowed to move forward what makes our neighborhood special will be lost. As a result, I believe property values will decline because of all the negative effects including additional health risks resulting from unregulated noise exposure. I am also concerned about parking, lighting, traffic issues, and property values as described in my initial letter dated 01 JAN 2019, but unregulated noise is my major concern.

Based on their past performance, (e.g. practice field used for games, abandoning the master plan process, misleading claims of working with neighborhood, etc.), Edgewood cannot be trusted to implement an outdoor athletic field solution that is compatible with adjacent neighborhood residential property use. It will create problems for its neighbors and the surrounding community. It will damage the health and welfare of its neighbors

and the surrounding community. There are other places not where this private tuition-based institution could have an outdoor athletic field with lights not immediately adjacent to densely populated residential areas. Please vote to deny the conditional use permit application by Edgewood High School for athletic field lighting.

Thank you for your attention to my concerns,

A handwritten signature in black ink, appearing to read "Joshua Gettle". The signature is stylized with a large initial "J" and a long horizontal stroke extending to the right.

Joshua Gettle
2356 West Lawn Ave

To: Plan Commission and Common Council
From: Joshua Gettle – 2356 West Lawn Ave, Madison WI 53711
Subject: Edgewood Campus Master Plan Repeal Ordinance (#56839)

11 OCT 2019

References:

1. Edgewood mailer to neighborhood “FACTS ABOUT OUR PROPOSED CHANGES TO THE GOODMAN ATHLETIC COMPLEX AT EDGEWOOD HIGH SCHOOL.”
2. My letter to the Madison Planning Board dated 01 JAN 2019

Edgewood is acting like it is the only stakeholder in the Edgewood Campus Master Plan that governs activities associated with its property. The public, the communities where Edgewood resides, and the city are also major stakeholders in the master plan agreement.

There was a great deal of work and compromise that went into the development of the Edgewood Campus Master Plan that is in effect. Edgewood has taken advantage of the opportunities the master plan provided to its benefit. Recently, Edgewood has been cited for zoning violations rooted in its master plan agreement numerous times by hosting competitions on its athletic field. Now, Edgewood wants to shortchange its neighbors, public, community and other stakeholders by requesting a special ordinance because it is not getting it way based on the agreement it made when it entered into the master plan process.

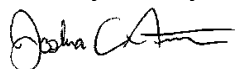
The appropriate path Edgewood acknowledges as outlined in Edgewood’s community mailer from President Mike Elliot is to request a change to the master plan via the amendment process when changes are needed. My letter dated 01 JAN 2019 was in response to Edgewood submitting its request for an amendment to address my concerns and ensure my voice was heard. Edgewood decided not to act on its amendment request for the Edgewood Campus Master Plan for only reasons Edgewood can answer...

I am not a lawyer, but I do meet the reasonable person standard. In my simplest terms, the one hundred and eighty-seven page master plan is an agreement with the following key elements:
Offer – Willingness to enter into an agreement on certain terms
Consideration – Each party gets something of value (development of property, public use, and knowing what to expect for the duration)
Acceptance – Meeting of the minds to agree upon benefits and concessions of all stakeholders.

Edgewood voluntarily entered into the master plan agreement to get the benefits it desired. They should not be able to walk away from the agreement after benefitting from it without consideration to other stakeholders that are also part of the agreement. Changes to master plans are permitted if needed. This is why there is an amendment process for master plans. I suggest if Edgewood wants to terminate its master plan it should also do this through the amendment process to ensure all parties agree on how the master plan agreement will be terminated. Legislating a special exemption to benefit only one party is not a precedent to set.

Your vote matters. Please vote in opposition to repeal the Edgewood Campus Master Plan and ask Edgewood to pursue their desires through the amendment process that is in place.

Thank you for your attention to my concerns,



Joshua Gettle
2356 West Lawn Ave

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: Fw: Opposition to Edgewood's appeal of the Plan Commission decision.
Date: Tuesday, July 07, 2020 6:17:34 AM

From: Joan Nugent <jfnuge@gmail.com>
Sent: Monday, July 6, 2020 12:11:48 PM
To: Evers, Tag; All Alders
Cc: Stouder, Heather; Mayor
Subject: Opposition to Edgewood's appeal of the Plan Commission decision.

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

To Common Council members,

I strongly oppose the Edgewood High School appeal of the Plan Commission decision that rejected EHS application for a Conditional Use Permit to install 80 foot lights on their athletic field.

Edgewood has proven itself **not** to be a good neighbor. They have flaunted the daytime use of their field by exceeding game limits and opened their field to other organizations. It is naive to think that they would abide by any kind of compromise to limit night games.

We are all aware that Edgewood's enrollment is down both in the High School and the College. They are developing a business for renting this field out, not for supporting a few games for their High school sports programs. Their lack of transparency is troubling.

I invite you to take a moment and imagine that you and your family live within a 6 block radius of Edgewood, and it is a warm Friday evening, you are on your porch or your windows are open :

Friday night Lights in your backyard, 80 feet high ? and a good possibility of more night games.

AMPLIFIED sound system in your backyard ?

Up to 1,000 people in the bleachers yelling, how about those concession stands ?

Traffic congestion on your Main street ? An increase of parking problems is inevitable.

Monroe Street is already a corridor to the Kohl Center, UW football Stadium, Vilas Park and Zoo.

With very few exceptions, the people who support this development will **not be affected** because they **do not live near Edgewood.**

Please support the integrity of neighborhoods, quiet evenings, the protection of wildlife and the quiet green spaces that surround

Lake Wingra.

Please, vote NO.

Thank you for your consideration,

Joan Nugent
1521 Vilas Ave.

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: Fw: Lights at Edgewood do NOT meet standards. Vote no on #60646
Date: Wednesday, July 15, 2020 8:59:03 PM
Attachments: [home_map.png](#)

Julie-
Please add to Legistar related to the Edgewood appeal.
Thank you!
Heather

From: Yael Gen <mizgen@gmail.com>
Sent: Wednesday, July 15, 2020 6:16:07 PM
To: Stouder, Heather; All Alders
Subject: Fwd: Lights at Edgewood do NOT meet standards. Vote no on #60646

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

Dear Heather Stouder,

Please add my letter of June 23 to the new file.
Many thanks, Yael Gen

----- Forwarded message -----

From: Yael Gen <mizgen@gmail.com>
Date: Tue, Jun 23, 2020 at 11:15 PM
Subject: Lights at Edgewood do NOT meet standards. Vote no on #60646
To: <allalders@cityofmadison.com>

To the Common Council,

Thank you for your participation in the public process during these crises. I'm writing today because tomorrow I'm going to have major surgery and I'll be down for the count for a while. Of all the many things I'm grateful for -- especially in this time of pandemic and a national reckoning -- the love and support of family, friends, neighbors and colleagues, the privilege of health care, the Carbone Cancer Center, and the quiet of my home rate highly. The front bedroom where I will recover is 417 feet from the scoreboard of the Edgewood High School playing field. A little more than a year ago, my 4-6 weeks of

recovery would have been accompanied by incessant field noise, including starter pistols and sirens.

I wish, as Alder Rummel suggested, that the school would have waited a year. Because the master plan was repealed in January, the community has not experienced the unlimited use of the field for an entire year. It would be helpful to have real data before making recommendations and it harms no one to wait. The present application harms many and benefits few.

The Edgewood High School application does not meet the [Conditional Use Standards](#).

No application for a conditional use shall be granted by the Plan Commission unless it finds that all of the following conditions are present: (including these)

- The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.*
- The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.*

Lights equal noise.

The noise levels proposed by EHS exceed the 40dB nighttime noise values recommended by the World Health Organization for sustainable urban settings. The installation of lights on this campus field in such close proximity to homes and the Lake Wingra watershed does not meet the approval standards.

[Research shows that introducing lights](#) and the [accompanying loud noise](#) can have a **significant impact on human health**,

as well as damaging ecosystems and diminishing the intrinsic value of the community.

It is certain that **traffic and parking will be a problem**. It is already well-established that there is not enough parking available for the campus as evidenced by no vacant spaces on adjoining streets when school is in session.

Personally, my family will lose the **enjoyment and use** of the screened-in porch in front of our house and the deck — which we added on as an improvement — in the back. It is not possible to have a conversation when there is a game on the field. The noise influenced my decision to shutter my freelance design business in January and take on more hours at the University. It was too difficult to conduct client phone calls and virtual presentations not knowing when we would be drowned out by game noise. My home office is at the back of my house. On the second floor. We all know what it is like to conduct business at home now. If you look at [Edgewood's own studies](#) (page 15), I will experience noise exceeding the legal limit day and night (and this study did not even include a starter's pistol or siren in their sound measurements).

In addition, I am puzzled as to why the city would **reward a pattern of bullying and deceit**.

First the field was the compromise. EHS promised it was "just a practice field."

EHS played games in violation of the Zoning Board of Appeals decision.

EHS jettisoned the master plan agreement.

Now, unlimited day games is the compromise.

EHS cries "let the kids play."
The kids can play. All. Day. Long.
And until the pandemic closed the field, they did.

They say "treat us like the public schools."
Go ahead.

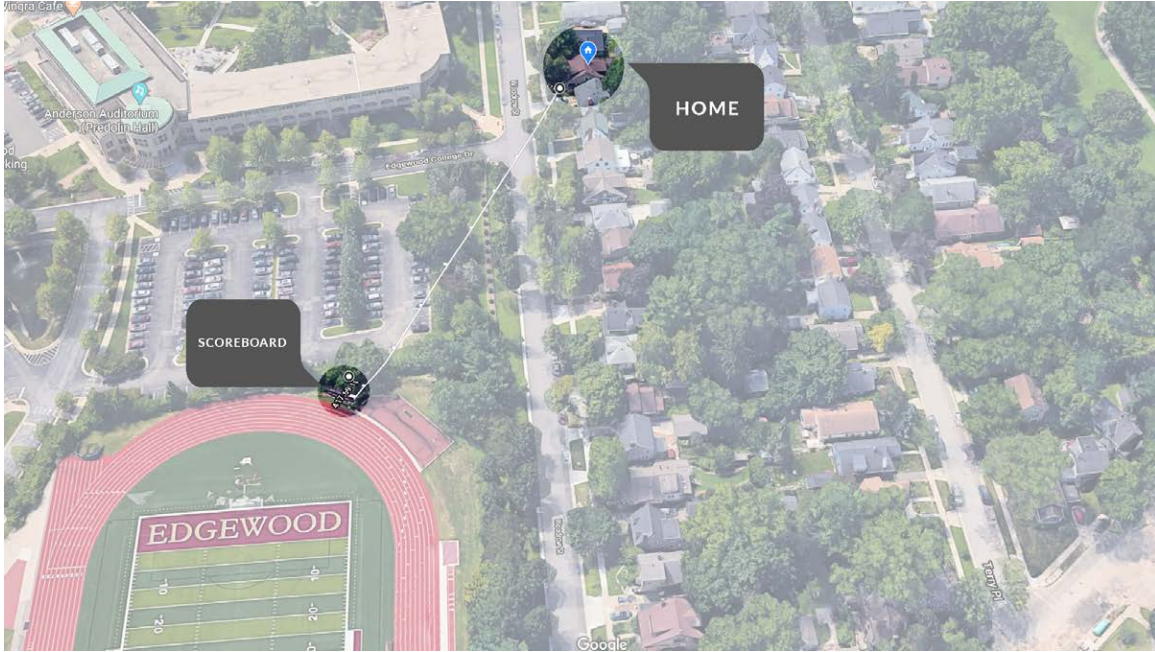
Even though they are not a public school. Edgewood High School is a private school. They don't have the same rules as a public school. They charge tuition and can reject any student they please. But that aside, only two of the five comparable schools in the city of Madison — East and West— do not have stadiums and will never get them. Why? Because they are in densely populated areas where private residences are immediately adjacent to the fields. Memorial is the only exception and the apartment complex that is in close proximity was built AFTER the stadium was established. So, yes, treat them like our public schools.

I am also concerned as to the future of the "athletic complex" should EHS fail. They already have dwindling enrollment and much is uncertain in our economy. They could use the athletic complex as a revenue generator. Lease it out. Sell it. There will be a new board and new city government. The lights are a Pandora's Box. Stadium lights will bring stadium problems. We already have one stadium on Monroe Street. We surely do not need another.

The Common Council should uphold the Plan Commission's decision and vote NO on the lights.

Thank you. Wishing you continued good health,

Yael Gen
860 Woodrow Street
(less than 500 feet from the field)



From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: FW: Uphold Plan Commission Decision on Edgewood Appeal 60646
Date: Thursday, July 16, 2020 12:10:19 PM

From: Marie Trest <mttrest@gmail.com>
Sent: Thursday, July 16, 2020 12:08 PM
To: Evers, Tag <district13@cityofmadison.com>; All Alders <allalders@cityofmadison.com>
Cc: Stouder, Heather <HStouder@cityofmadison.com>; Clerk <clerk@cityofmadison.com>
Subject: Uphold Plan Commission Decision on Edgewood Appeal 60646

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

Dear Alders,

Thank you for your care of and service to our city at this extraordinary moment in history. It's hard to believe I have to write about this now, but Edgewood is forcing the community to respond to their appeal on their timeline.

Edgewood's application for lights should be denied as the Plan Commission rightfully found. In addition to the many harms of noise discussed in two professional sound studies, the lights themselves would cause substantial harm to our community.

On our block alone, there are homes with at least 7 children under age 7 that directly face the field. There are many more elementary to high school age children on Monroe St, Woodrow St, Terry Place and West Lawn that are impacted by loud activity on the field. If lights were added, they would lead to health impacts resulting from disrupted sleep.

"The more intense the lighting in your neighborhood, the more sleep was disrupted and the greater the risk for depression and anxiety."

<https://www.nytimes.com/2020/07/13/well/mind/bright-outdoor-lights-tied-to-less-sleep-more-anxiety-in-teenagers.html> (text included below)

Note that Edgewood is not proposing 5 football games a year, but games numbering from 25 - 64 nights, including weeknights, until 9:30pm, 10:30pm, and beyond, in addition to lights *every day* for practices until 7pm. They do not say if they plan to use lights in the morning, but Edgewood has been known to start large events at 6am. This would lead to daily light and noise disruption for our City's children in terms of sleep, studying, and family time.

There is no barrier to noise or lights between the field and homes, and there is no where else in the city where a stadium is so close to single family homes. We did the research when we purchased our home over a decade ago. Games were not permitted on the field; in fact, to gain approval for the surface update, EHS President Mike Elliott said, "We're between two neighborhood associations. They have been vehemently opposed to us having lights or playing games here," he said. "We're really building this to be able to give our athletes the practice

facilities that provide the best surfaces possible and to expand the amount of outdoor practices we can hold especially in the spring. That is our focal point,” and Edgewood committed to continuing to play games at other [locations](#).

The proposed lights are 5700K, the most harmful blue light range, and would produce glare affecting the local human and Lake Wingra wildlife communities. The American Medical Association has recommended that outdoor lighting have a [color temperature below 3000K](#).

For years, until the practice field surface upgrade, our home and yard were quiet oases for our family. My residential property is 95 ft from the track. The uses, values and enjoyment of our property are substantially impaired and diminished with the change of use that has already occurred. Please deny any further intrusion into our evening or morning hours of sleep, family time and studying, and uphold the Plan Commission's decision to deny lights at Edgewood.

Sincerely,

Marie Trest

Monroe St window view:



Bright Outdoor Lights Tied to Less Sleep, More Anxiety in Teenagers

The more intense the lighting in teenagers' neighborhoods, the poorer their sleep and the greater their risk for depression and anxiety.

By Nicholas Bakalar

July 13, 2020

Artificial outdoor light at night may disrupt adolescents' sleep and raise the risk for psychiatric disorders, a new study suggests.

Researchers tracked the intensity of outdoor light in representative urban and rural areas across the country using satellite data from the National Oceanic and Atmospheric Administration. They interviewed more than 10,123 adolescents living in these neighborhoods about their sleep patterns, and assessed mental disorders using well-validated structured scales. They also interviewed the parents of more than 6,000 of the teenagers about their children.

The [study, in JAMA Psychiatry](#), found that the more intense the lighting in your neighborhood, the more sleep was disrupted and the greater the risk for depression and anxiety. After adjustment for other factors such as sex, race, parental education and population density, they found that compared with the teenagers in the one-quarter of neighborhoods with the lowest levels of outdoor light, those in the highest went to bed, on average, 29 minutes later and reported 11 fewer minutes of sleep.

Adolescents living in the most intensely lit neighborhoods had a 19 percent increased risk for bipolar illness, and a 7 percent increased risk for depression. The study is observational, and does not prove cause and effect.

The senior author, Kathleen R. Merikangas, a senior investigator with the National Institute of Mental Health, said that future policy changes could make a difference. In the meantime, she said, "At least as individuals, we ought to try to minimize exposure to light at night."

From: Stouder, Heather
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: FW: VOTE NO ON EDGEWOOD'S APPEAL OF PLAN COMMISSION ACTION #60646
Date: Thursday, July 16, 2020 11:51:59 AM

Julie-
Please add to the Legistar file for the Edgewood appeal.
Thank you!

Heather

From: Shawn Schey <shawnschey@yahoo.com>
Sent: Thursday, July 16, 2020 11:41 AM
To: All Alders <allalders@cityofmadison.com>; Evers, Tag <district13@cityofmadison.com>
Cc: Stouder, Heather <HStouder@cityofmadison.com>; Clerk <clerk@cityofmadison.com>
Subject: VOTE NO ON EDGEWOOD'S APPEAL OF PLAN COMMISSION ACTION #60646

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Dear Madison City Alders:

My name is Shawn Schey, and I live about 700 feet from the Edgewood field scoreboard.

In 1968, the City Council made a gift to its citizenry. It banned motorboats on Lake Wingra weekends and holidays. Motorboats at other times could only operate at 6 mph. This measure has preserved the lake's peaceful ambiance that windsurfers, paddle-boarders, canoeists and birdwatchers enjoy today.

The Dudgeon-Monroe and Vilas neighborhood associations have been stewards of this Lake Wingra gift ever since. In preservation of that legacy, these two associations, while in negotiation with Edgewood through the creation of two Master Plans, consistently informed the high school that a stadium on their campus was not compatible with the surrounding residential and parkland uses.

The high school respected that opinion. In fact, NOT constructing a stadium on their campus was codified by both Master Plans - one in 1997, the other in 2014.

But since 2015, the high school has been striving to bypass community opposition in order to turn their practice field into a stadium. They pursued and succeeded in getting their latest Master Plan repealed this past winter, 5 years early. Now they claim they should be able to

light their field like other fields in the city. They insist this is not about a stadium; it is just about lighting their field.

However, if you say yes to Edgewood lighting their field, the noise levels generated by this activity will overshadow the serenity put in place for Lake Wingra more than 50 years ago. It will also overshadow ALL of the activity around the school for a radius of 7-9 blocks.

Does that sound extreme? (No pun intended.) Just keep in mind that sportscasters want to be heard over pep bands, airhorns, sirens, canned music, and cheering crowds, all typical attributes of a stadium. This level of activity will easily exceed the 40 decibel level of nighttime noise values recommended by the World Health Organization for sustainable residential settings.

It is no accident that city zoning laws for residential settings at night are far more restrictive than for commercial and industrial districts. This is because when noise ordinances are not upheld in the places where people relax, eat, and sleep, the social fabric erodes, and quality of life takes a dive.

The Plan Commission recognized this in the early hours of May 12th. As reported by the press, they voted 8-to-0 against Edgewood's application because of city standards that were not met by such a request.

Please echo this wise measure, and vote against it, too. Uphold the Plan Commission's decision, and preserve the Common Council's Lake Wingra mandate of 1968.

And if you find you can't vote no outright?

Then put into motion the stipulation that their next post-pandemic sports season be monitored and measured to quantify the impact that their DAY games are already having on this community. In 2019, while their Master Plan was still in effect, and despite two notices of code violations from City Planning staff for the way they were using their "practice field," Edgewood held 77 games. Seventy-seven!

All of this should be taken into account before allowing repeal of the Plan Commission's determination, and giving them the go-ahead to expand into the night.

Thank you.

(Please upload this letter to Legistar)

Shawn Schey
878 Woodrow St
Dudgeon-Monroe Neighborhood

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: FW: Opposition to the Edgewood stadium expansion
Date: Friday, July 17, 2020 10:08:44 AM

From: Buhle, Paul <paul_buhle@brown.edu>
Sent: Friday, July 17, 2020 9:41 AM
To: All Alders <allalders@cityofmadison.com>; Clerk <clerk@cityofmadison.com>; Stouder, Heather <HStouder@cityofmadison.com>
Subject: Opposition to the Edgewood stadium expansion

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We are historians, with several books on Madison during the 1950s-60s, of Madison's great foreign policy figure W.A. Williams, of the Uprising, and even its small role in the history of comic art. So naturally we see things in a historic light.

We Madisonians are all immersed in a social crisis, of which the Virus is the sharpest manifestation. We could almost forget, for a moment, about the near-total loss of historic architecture in the city, our deteriorating ecology, the ever-sharpening divisions of income and race, and the general sense of demoralization--despite the eternal commercial boosterism of the kind that Sinclair Lewis identified in MAIN STREET long ago. Almost, that is.

The proposed stadium expansion brings all these together, in a microcosm. The Business First people will want it, and why not, for them: the business of America is business. But there must be some who think deeply and differently. At least, we hope so.

Mari Jo Buhle
Paul Buhle

Spaight St, 1967-71
Near West Side 2009-20

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: Fw: Uphold the Plan Commission's decision, Vote NO on Edgewood's lighting application #60646
Date: Thursday, July 16, 2020 10:07:40 PM

From: J Newman <jpnewm@gmail.com>
Sent: Thursday, July 16, 2020 9:24:20 PM
To: Evers, Tag
Cc: All Alders; Stouder, Heather
Subject: Uphold the Plan Commission's decision, Vote NO on Edgewood's lighting application #60646

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

To the Common Council,

I have been living near Edgewood since 1981 and I care a great deal about Edgewood's wellbeing. I am proud of Edgewood's successes and really want the school to succeed. Recently, I have been surprised and disappointed by Edgewood's response to the neighborhood with regard to its stadium development. I appreciate that Edgewood needs to grow and that neighbors should support this growth in general. However, it appears that Edgewood has given up on the process of trying to engage its surrounding neighborhoods constructively. Though I originally supported Edgewood's efforts to schedule evening (lit) sporting events, my reading of their responses has undermined my trust in their proposals. As a result, I am now in favor of efforts to closely monitor and restrict their efforts to capitalize on the fundraising opportunities provided by a new stadium. I have been surprised and disappointed by their efforts to include events by other schools (presumably for profit), to seek approval for a shockingly large number of events when they could have sought permission for a limited number of Edgewood's football games and highly relevant activities (such as those advertised in their public statements regarding their goals), and their noncooperative attitude toward the neighborhood.

All things considered, I now urge you to hold to your decision to vote No on Edgewood's application for stadium lights, until they specify a reasonable and enforceable number of evening events that will not substantially and negatively impact the neighborhood.

Thank you for your diligence!

Please upload my letter to Legistar #60646

Joseph Newman
2313 west lawn ave
Madison, WI

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: Fw: #60646 Edgewood Stadium Lights Appeal: Comparables suggest denial
Date: Friday, July 17, 2020 2:45:00 PM

From: Ethan Brodsky <ethan.brodsky@gmail.com>
Sent: Friday, July 17, 2020 2:40:40 PM
To: Evers, Tag; All Alders
Cc: Stouder, Heather; Veldran, Lisa; council; Clerk
Subject: #60646 Edgewood Stadium Lights Appeal: Comparables suggest denial

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

I sent this letter in June but it has yet to appear in Legistar, so I am sending it again. Please ensure that it is put in the Public Comments for Legistar File #60646.

My name is Ethan Brodsky and I live in District 13.

I am writing regarding File #60646, Edgewood's appeal of the Plan Commission's denial of a Conditional Use Permit (File #60001) for Edgewood's proposed stadium lights.

While the near-unanimous vote of the Plan Commission against this CUP application should be evidence enough that this proposal is contrary to city standards, unfortunately Edgewood is now forcing all of us to spend time revisiting this decision.

This letter is intended to be limited solely to presenting factual information about comparable athletic facilities that show why denial is warranted and is not an expression of my opinion on the matter.

The appellant and their supporters have pointed to a number of other lighted athletic facilities in the city and made the veiled threat "if any other site in the city has lights, then we are entitled to them as well, or else we'll sue the city". This argument fails to consider how different the other lighted stadiums are.

The closest comparisons to Edgewood High School would be the four major public high schools in Madison.

Madison West High School (0.6 miles away) and Madison East High School (4.4 miles away) are the two closest comparisons, as they are, like Edgewood, closely bounded by single-family residential neighborhoods.

The Edgewood campus is bounded on three sides by homes and on the remaining side by the lake. Madison West's site is bounded on all four sides by homes (one side is partially a cemetery). Madison East is bounded on all four sides by homes, though it is located on East Washington Avenue / US-151 - a four-lane divided highway that is one of the highest-traffic roads in the city.

The sites are further similar in that they all contain a green space used for daytime outdoor recreation. Edgewood has a single athletic field marked for football and soccer. West has one field marked for football, a baseball diamond, tennis courts, and some additional green space used for various sports. East has a field marked for football and some tennis courts.

None of these spaces are lighted for night-time use. Neither West nor East have any bleachers or spectator seating. None of them use amplified audio systems, though Edgewood uses a portable PA system they claim is exempt from the city's noise ordinance. West's playing surface is ~100 feet from the nearest home, East's is ~50 ft, and Edgewood's is ~150 ft - all far too close for competitive events to be conducted without causing disruption in neighbors' homes. Neither West nor East's outdoor fields are used for well-attended competitive team sports - their published schedules suggest that use is limited to Freshman or Junior Varsity games and some Varsity games for poorly-attended sports. West and East play their night games and other highly attended games at other facilities. Again, none of these facilities have lights.

The other two Madison schools, which **do** have lighted stadiums, are also useful comparisons.

Madison Memorial (3.8 miles away), has Mansfield Stadium. It exists in a primarily commercial area, though there some adjacent housing. The school has Mineral Point Road and open recreational space to the south, West Towne to the SW, newly-developed commercial space to the W and NW, open space to the N, open space to the NE, and a SR-V2 (Suburban Residential - Varied District 2) to the E.

The nearby housing will certainly be discussed - there are a number of apartments and condos immediately adjacent to the stadium, with the nearest structure being ~150 feet from the playing surface. Mansfield Stadium was constructed, along with Memorial High School, in the 1960s (Sources: "Madison in the Sixties" by Stu Levitan, p.238; Capital Times, 1966-12-06). The apartments and condos were built between 1971 and 1979 (Source: Madison City Assessor). The stadium has seen extensive use since at least 1972, when the Badger State Boys Track and Field Championship was moved there, but the residential structures were all constructed either after or contemporaneously with the stadium's existence.

Edgewood will claim that the lights that they are proposing to install on their own never-before-lit-for-night-use field are "the same as the lights that were just installed at Mansfield", but what they don't mention is that the lights that were just installed at Mansfield were **replacing** a long-standing lighting system. The previously installed system was not Dark Sky Compliant and thus must have been installed prior to March 30, 1993, the effective date of Madison's current lighting ordinance. The city DID NOT recently approve a "new lighting system" for Mansfield Stadium at Memorial as Edgewood claims - it approved the replacement of an existing decades-old field lighting system with a new, equivalent, but less disruptive field lighting system. The permit there, LNDSPR-2018-00101, was titled "Updating lighting for Memorial High School's football and baseball fields". Edgewood's lighting permits is for a **NEW** lighting system on a field that has never before had lights.

LaFollete High School (5.2 miles away) also has a lighted athletic field, Lussier Stadium. It is located near the center of a 2500 x 2500 ft area of primarily green space that contains the high school and the Monona Golf Course. The parcel is bounded on three sides by residential areas and on the west by a

commercial area in the City of Monona. The athletic field itself is 1000 feet from the nearest home, and there are fewer than twenty homes that are closer than 1/4 mile from the stadium without the obstruction of a multiple-story school building to block the light and sound.

Edgewood has also made comparison with a number of city parks, notably Breese Stevens Field and Burr Jones Park, and a number of University of Wisconsin facilities in University Bay.

Breese Stevens Field (3.0 miles away) does have lights. The field was constructed in 1925, was the site of Wisconsin's first night baseball game, in 1930, and had permanent lights installed in either 1931 or 1934 (the city's website says 1934; the Cap Times says 1931). It is on East Washington Avenue and is in a zoning district that allows and contains commercial and industrial uses, and is bounded on three sides by commercial activity.

There are houses on the NW side, approximately 150 feet from the playing surface. They were mostly built between 1900 and 1940 and nobody who lives in those houses now was unaware that they were going to be living next to a stadium. Of the eight immediately adjacent blocks, only one has homes on it, though some of the recently-built neighboring commercial high-rise buildings also contain apartments. The facility is also a source of major noise issues in the neighborhood, and I can't imagine it would be permitted in this location if somebody tried to build it today.

Burr Jones Field (3.8 mi away) is also on East Washington Avenue. The lights were installed in 2019. It is bounded on the NE by railroad tracks and a commercial/retail property with a large parking lot (zoned Commercial Corridor-Transitional); on the SE by an automotive repair shop (zoned Industrial-Limited) and a recently-built mixed-use building ("The Marling Apartments" above first-floor retail, on the site of the former Marling Lumberyard, zoned TE); the Yahara River, another auto body shop and a warehouse to the SW; single-family homes (zoned TR-V1 and TR-V2) across a set of railroad tracks and the Yahara River to the W, and an apartment building across railroad tracks, an open area, and E. Johnson to the N. The nearest homes are approximately 550 feet from athletic field, across a walking path, railroad tracks, several tree lines, the Yahara River and another bike path. The apartments are approximately 700 feet to the NW. The Marling Apartments opened in 2018, which is admittedly prior to the installation of the lights, but this TE-zoned parcel was already bounded by Industrial-Zoned land and other commercially-zoned properties, so it is not a similar situation to the TR-C2 around Edgewood.

The Nielsen Tennis Stadium, the Goodman Softball Complex, and the McClimon Soccer Complex on the University of Wisconsin campus are each over 1500 feet from the nearest residential buildings, and those are apartments belonging to the UW and within the same campus/institutional parcel as the athletic facilities. Outside of these UW-owned buildings, the nearest homes within the City of Madison are a half-mile away.

Finally, comparisons have been made to numerous lighted stadiums in the area that are outside the city of Madison. While these are subject to their own city's zoning laws, I will discuss the facilities that have been most mentioned.

Otto Breitenbach Stadium at Middleton High School in Middleton, one of the locations where Edgewood currently plays night games, is surrounded by school

facilities, open space, and a wooded area with no homes. There are commercial areas to the west, parkland to the east, and a small number of residential homes to the S, with the nearest being over 500 feet from the playing field.

Reddan Soccer Park in Verona, where Edgewood College (not the High School) is currently building a lighted soccer facility, has existed for decades and has had lights for many years. The nearest residential structure is a recently constructed retirement building, about 600 feet from the playing surface. Prior to that, the nearest residences were over 1000 feet away.

The Verona Area School District is currently constructing a new high school with an athletic field in an open space on the SW side of their city. It is bounded by US-151 to the W, a recreational trail to the S, Urban-Industrial zoned land to the E, and a mixture of Urban Commercial, Suburban Commercial, and Planned Unit Development to the N. The nearest structure is an apartment building constructed in 2011 that is ~600 feet away (in a PUD district), and the nearest traditional residential areas are ~1/4 mile away (the facilities aren't on Google Earth yet, so it is difficult to get exact measurements).

The football stadium at Waunakee High School is over 500 feet from houses to the E, 800 feet from houses to the W, and bounded by school property to the north and south.

Edgewood is asking to install lights less than 130 feet from single-family residential homes on Woodrow Street. There are no natural barriers to block the light or sound, and no way to even possibly do that considering that homes on Monroe are elevated above the field and look down upon it. Not even a noise barrier of the type found along the beltline will prevent nearby homes from experiencing severe disruption from the proposed facility.

The situation at Edgewood's field is entirely different from the situation at Memorial and LaFollete, and much more comparable to the situation at West and East, similarly-situated urban high schools that lack lighted athletic fields and play all of their major sporting events off-site.

This appeal should be denied outright.

Allowing the installation of stadium lights will extend the disruption that the appellant causes into the nighttime hours - that is the intent and inescapable consequence of these lights. The city should consider the severe impact this would have on neighboring lands and the lack of public need for the particular use at the particular location (Edgewood had been playing all of their events at other facilities for over a decade until recently shifting daytime events to take place on site).

The establishment of this use will be detrimental to public health, safety, and general welfare. It will harm the use, value, and enjoyment of other properties in the district, not just on Woodrow and Monroe, but extending many blocks away to homes whose nighttime quiet will be disrupted by the events enabled by the lights.

It will discourage improvements of surrounding properties. There are no conditions that will be adequate to prevent this harm, and even if conditions were imposed, the appellant cannot realistically be expected to abide by them, considering their recent history of blatant and continued non-compliance with relevant zoning codes and approvals.

Never in recent city history has such a large-scale and disruptive lighting installation been approved so close to existing residences, and the city should not start now. People have a reasonable expectation of quiet at night that is far stricter than what is tolerated during daylight hours, and this proposal is certain to violate that.

Edgewood's application failed to present adequate facts and information directly pertaining to the requirements and conditions and applicant must meet that a reasonable person would accept and this fails to meet the requirement for "substantial evidence" test in the city ordinance. The Planning Commission recognized this, and you should too.

This appeal should be denied entirely, just as Plan Commission did with the original application.

Ethan Brodsky

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: Fw: Uphold the Plan Commission's decision, Vote NO on Edgewood's lighting application #60646
Date: Sunday, July 19, 2020 7:21:24 PM

From: PATRICIA ALEA <pvalea@aol.com>
Sent: Sunday, July 19, 2020 5:13:21 PM
To: Stouder, Heather; Evers, Tag; All Alders
Subject: Fwd: Uphold the Plan Commission's decision, Vote NO on Edgewood's lighting application #60646

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

Ms. Stouder, please upload this letter and link to Legistar 60646. Thank you!

Subject: Re: Uphold the Plan Commission's decision, Vote NO on Edgewood's lighting application #

Members of the Common Council:

I hope you are well and safe during this challenging time. Your continuing attention to the work of city government is heartening and I, among so many others, am grateful. It is my deepest hope that the city will continue to function well with critical recognition that all of us together are enduring unprecedented stress.

I ask that you please tap the link below! The citizens of Clairemont California produced this brief film as a cautionary tale and as a service to those of us facing similar business-based sports complex intrusions. It's 4 minutes long and your attention to this brief and real testimony will provide a unique opportunity to better understand the many hundreds in our community who oppose Edgewood's proposed stadium. Your decision will be so critical so many in the greater Madison community! Our lives, environment and mental health hang in the balance at this challenging time!

<https://www.youtube.com/watch?>

The uses, values and enjoyment of my residence will be substantially impaired and diminished by the bright lights, loud noise and traffic that accompany any decision allowing Edgewood's proposal to go forward.

Please uphold the Plan Commission's decision and vote NO on Edgewood's application for stadium lights.

Thank you,

Pat Alea (38 year resident, Dudgeon-Monroe)
708 Leonard Street (300 feet from EHS sports field)
Madison. 53711

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: FW: Vote Aug 4th to deny Edgewood's appeal, Legistar file #60646.
Date: Tuesday, July 21, 2020 9:44:11 PM

From: Robin Chapman <poet.robinchapman@gmail.com>
Sent: Tuesday, July 21, 2020 9:43 PM
To: Evers, Tag <district13@cityofmadison.com>
Cc: All Alders <allalders@cityofmadison.com>; Clerk <clerk@cityofmadison.com>; Stouder, Heather <HStouder@cityofmadison.com>
Subject: Vote Aug 4th to deny Edgewood's appeal, Legistar file #60646.

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

July 21, 2020

205 N. Blackhawk Ave.
Madison, WI 53705

Dear Alderpersons,

I write in support of the Council's ban on Edgewood College's routine use of their stadium at nights; the College's proximity to marsh and wood, to quiet neighborhoods, would make the noise and light and traffic intrusive to the creatures and people who have made the area their home.

At the same time I recognize Edgewood's need to find ways to continue as a viable educational institution, and very much hope creative solutions of a different nature can be found.

Cordially,

Robin Chapman

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: Fw: Vote Aug 4th to deny Edgewood's appeal, Legistar file #60646.
Date: Sunday, July 26, 2020 12:39:33 PM

From: Sara Parrell <sarajoparrell@gmail.com>
Sent: Saturday, July 25, 2020 8:54:05 AM
To: Martin, Arvina
Cc: All Alders; Clerk; Stouder, Heather
Subject: Vote Aug 4th to deny Edgewood's appeal, Legistar file #60646.

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

Dear Alderperson Martin,

I am a resident in District 11 and reside at 4206 Rolla Lane. I voted for you and am grateful for your compassionate and strong leadership.

I urge you to deny Edgewood's appeal of the Plan Commission decision to deny a conditional use permit to install lights and play night games on the athletic grounds. I lived off Monroe Street from 1995 to 2000, and have experienced the natural and human assets of that neighborhood directly. I am aware that Edgewood has gained much ground in having their master plan repealed allowing them unlimited day games, something opposed by 80% of the residents. In conversations with current residents, it seems there has been less than ideal dialogue between the people of Edgewood and their neighbors. Given the current uncertainty in our world, it seems premature to support Edgewood's appeal; there are likely no games in the fall, and time may allow mutual understanding to deepen and perspectives to shift.

Please support the District 13 Alder and residents and uphold the near-unanimous ruling by the Plan Commission.

With sincere thanks for your ongoing work for our district,
Sara Parrell

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: Fw: Edgewood High School
Date: Sunday, July 26, 2020 12:40:01 PM

From: Mary Lou Nord <mary.lou.nord44@gmail.com>
Sent: Saturday, July 25, 2020 8:24:07 PM
To: Evers, Tag
Cc: Stouder, Heather
Subject: Edgewood High School

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

Dear Alder Evers, Madison Alders, Ms Stouder,

My name is Mary Lou Nord. I live at 2332 Monroe Street, “kitty corner” across Monroe Street from Edgewood High’s Athletic Field.

I am in opposition to allowing Edgewood to install lights and amplified sound on their field.

Doing so, would permanently change the quality of life in this immediate neighborhood. It would allow one part of the Dudgeon Monroe neighborhood to dominate all other parts of the neighborhood. Our homes along Woodrow and Monroe Street are very close to the field and would suffer the consequences of this action. If you haven’t already, I invite you to come to our neighborhood and see the closeness of the homes and Edgewood’s Athletic Field.

When Edgewood has used amplified sound for some of the day games on the field, the sound entered my home and took over the space. It is not a minor change. With permanent lights and amplified sound, the individual homes would be unwillingly part of the night games.

I am a retired elementary teacher in the neighborhood. I taught many of the students who attended Edgewood High School and am a supporter of the Edgewood community. **But not in this endeavor.**

Please uphold the Planning Commission’s decision to deny the lighting permit.

Thank you,

Mary Lou Nord
2332 Monroe Street
Madison, WI 53711

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: Fw: Legistar #60646
Date: Sunday, July 26, 2020 12:40:14 PM

From: Evers, Tag
Sent: Saturday, July 25, 2020 4:44:48 PM
To: Stouder, Heather
Subject: Fwd: Legistar #60646

Please add to the file.

Thanks.

Sent from my iPhone

Begin forwarded message:

From: Thomas Nash <tom.nash@asu.edu>
Date: July 25, 2020 at 3:45:15 PM CDT
To: All Alders <allalders@cityofmadison.com>
Cc: "heatherstouder@cityofmadison.com" <heatherstouder@cityofmadison.com>
Subject: Legistar #60646

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

To City of Madison City Council

Please vote against Edgewood High School proposal for 80' stadium lights and enhanced sound system at their football field at the common council Aug. 4, 2020. You already have an unanimous Planning Commission vote against the proposal. Voting for the proposal would require waiving Madison's Noise Ordinance, as noise from the field has already been measured at 20 decibels above the upper limit of the Madison noise ordinance. At least 100 homes in the area would have a strong case for reducing their Madison taxes as it would destroy our neighborhood. We have a right to the relative quiet enjoyment of our properties. There are well over 100 children in our neighborhood who need to go to bed by dark and many older folks, such as myself, who go to bed early, if not as early as a five year old. You know from Edgewood's 10 year planning application that the high school has been less than forthcoming about their plans as there was no mention of games beyond practice, which does not require lights. The planning commission documents that a highly successful high school football

program near Washington, D.C. never had night games and several of their players went on to the NFL. Don't let Edgewood HS fool you. Their plan is to rent their field out such that night time activities of over 100 days a year would occur there. One in three nights is not a reasonable request for our neighborhood to bear! Furthermore, the side streets around Edgewood are not designed to handle overflow parking from Edgewood events.

Sincerely,

Thomas H. Nash III and Corinna Gries
2370 West Lawn Ave.
Madison, WI 53711

P.S. Heather, please upload to Legistar #60646

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: Fw: Uphold the Plan Commission's decision, Vote NO on Edgewood's lighting application #60646 - I live 3 blocks from Edgewood
Date: Sunday, July 26, 2020 4:01:47 PM

From: Pat Williams <pat.patwilliams@gmail.com>
Sent: Sunday, July 26, 2020 2:15:17 PM
To: Stouder, Heather
Subject: Uphold the Plan Commission's decision, Vote NO on Edgewood's lighting application #60646 - I live 3 blocks from Edgewood

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

From: pat.patwilliams@gmail.com

Date: July 25, 2020 at 2:35:43 PM CDT
To: allalder@cityofmadison.com
Cc: heatherstouder@cityofmadison.com
Subject: Uphold the Plan Commission's decision, Vote NO on Edgewood's lighting application #60646 - I live 3 blocks from Edgewood

To the Common Council,

Rather than merely tally the number of yes/no comments you receive on Edgewood's application, please consider the responses from those living in the neighborhood and the impact Edgewood's lighting application and night games would have on the neighborhood.

The uses, values and enjoyment of my residence will be substantially impaired and diminished by the bright lights, loud noise and traffic that accompany competitive night games. Edgewood is already permitted to play unlimited day games. Unlimited night games would be disruptive to the entire community and destructive to the environment.

Alder Marsha Rummel at the Plan Commission hearing May 11th suggested that EHS should take the time necessary to observe, measure and research the impact that day games already have on the community before moving field usage to nighttime hours. Research and meaningful noise mitigation are a prerequisite to further discussion about community support for lights on the field and the impacts that nighttime use will bring.

Please uphold the Plan Commission's decision and vote NO on Edgewood's application for stadium lights.

Thank you,

Patricia D Williams

1916 Keyes Ave
Madison, WI 53711

Please upload my letter to Legistar #60646

Sent from my iPhone

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: Fw: Oppose allowing Edgewood to install lights and amplified sound
Date: Sunday, July 26, 2020 4:02:22 PM

From: Eric <elb2000@pobox.com>
Sent: Sunday, July 26, 2020 1:49:55 PM
To: Stouder, Heather
Subject: Fwd: Oppose allowing Edgewood to install lights and amplified sound

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

Alder Zachary Henak - District 10

We oppose allowing Edgewood to install lights and amplified sound. The Common Council should uphold the Plan Commission's decision to deny the lighting permit. I live in Nakoma, and routinely walk on the Park and Pleasure Drive. I request that my letter be uploaded to Legistar #60646.

Regards,
Eric Brodsky
Freddi Adelson
1119 Waban Hill
Madison, WI

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: Fw: Vote no on lights at Edgewood High School
Date: Sunday, July 26, 2020 8:35:36 PM

From: Janet Zentner <janetzentner@yahoo.com>
Sent: Sunday, July 26, 2020 8:27:00 PM
To: Stouder, Heather
Subject: Vote no on lights at Edgewood High School

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

Please add this letter to legistar file #60646

To City of Madison Alders,

The uses, value and enjoyment of my residence will be substantially impaired and diminished by the bright lights, loud noise, traffic and parking issues that accompany competitive night games at Edgewood. I live very close to the field. I currently hear the increased noise generated by Edgewood's permitted, unlimited day games. Unlimited night games would be disruptive to the entire community and destructive to the environment.

After a long work day I enjoy walking around my neighborhood in the evening--listening to the owls and birds, stretching my legs and observing the seasonal changes to Lake Wingra. Edgewood night games will be noticeable, loud, bright and, at unpredictable times, crowd the sidewalks on my street and those near me thereby limiting if not curtailing my evening enjoyment of the neighborhood. I live less than 1000 feet from the field so the noise of those games will influence my ability to enjoy my yard and have open windows.

Please vote NO on Edgewood's application for stadium lights. I have lived here for almost 30 years and Edgewood has existed all these years with competitive athletic teams without stadium lights. I believe other options can be explored by Edgewood.

Thank you,

Janet Zentner
849 Terry Place
Madison

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: FW: Uphold the Plan Commission's decision, Vote NO on Edgewood's lighting application #60646
Date: Monday, July 27, 2020 9:41:20 AM

-----Original Message-----

From: Evers, Tag
Sent: Monday, July 27, 2020 9:41 AM
To: Stouder, Heather <HStouder@cityofmadison.com>
Subject: Fw: Uphold the Plan Commission's decision, Vote NO on Edgewood's lighting application #60646

Please add to the file.

Thanks.

Tag Evers
DISTRICT 13 ALDER
CITY OF MADISON
(608) 424-2580
district13@cityofmadison.com

Subscribe to my blog at www.cityofmadison.com/council/district13/blog

From: Eric Kerlow <Eric1@Kerlow.net>
Sent: Monday, July 27, 2020 7:23 AM
To: All Alders
Cc: heatherstouder@cityofmadison.com
Subject: Uphold the Plan Commission's decision, Vote NO on Edgewood's lighting application #60646

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

To the Common Council,

One thing we have learned with the Stay Safer at Home Order is the importance of having accessible natural places in our city for Madisonian's physical and mental health. Having a quiet natural refuge like Lake Wingra is the essence of what gives Madison a high quality of life for all its residents. Please do not compromise this with a nearby stadium that caters only to the interest of a handful of parents and athletes at an elite private institution.

Please uphold the Plan Commission's decision and vote NO on Edgewood's application for stadium lights.

Please upload my letter to Legistar #60646

Mahalo,

Eric Kerlow
2007 Adams St.
Madison, WI 53711

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: FW: Vote NO on lights at Edgewood High School
Date: Monday, July 27, 2020 9:59:53 AM

From: Evers, Tag
Sent: Monday, July 27, 2020 9:59 AM
To: Stouder, Heather <HStouder@cityofmadison.com>
Subject: Fw: Vote NO on lights at Edgewood High School

Please add to the file.

Thanks.

Tag Evers

DISTRICT 13 ALDER
CITY OF MADISON
(608) 424-2580
district13@cityofmadison.com

Subscribe to my blog at www.cityofmadison.com/council/district13/blog

From: Janet Zentner <janetzentner@yahoo.com>
Sent: Sunday, July 26, 2020 8:21 PM
To: Evers, Tag
Cc: All Alders
Subject: Vote NO on lights at Edgewood High School

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

To City of Madison Alders,

The uses, value and enjoyment of my residence will be substantially impaired and diminished by the bright lights, loud noise, traffic and parking issues that accompany competitive night games at Edgewood. I live very close to the field. I currently hear the increased noise generated by Edgewood's permitted, unlimited day games. Unlimited night games would be disruptive to the entire community and destructive to the environment.

After a long work day I enjoy walking around my neighborhood in the evening--listening to the owls and birds, stretching my legs and observing the seasonal changes to Lake Wingra. Edgewood night games will be noticeable, loud, bright and, at unpredictable times, crowd the sidewalks on my street and those near me thereby limiting if not curtailing my evening enjoyment of the neighborhood. I live less than 1000 feet from the field so the noise of those games will influence my ability to enjoy my yard and have open windows.

Please vote NO on Edgewood's application for stadium lights. I have lived here for almost 30 years and Edgewood has existed all these years with competitive athletic teams without stadium lights. I believe

other options can be explored by Edgewood.

Thank you,

Janet Zentner
849 Terry Place
Madison

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: FW: Edgewood lighting appeal
Date: Monday, July 27, 2020 10:41:04 AM

From: Janet Laube <janetlaube@gmail.com>
Sent: Monday, July 27, 2020 10:34 AM
To: All Alders <allalders@cityofmadison.com>; Stouder, Heather <HStouder@cityofmadison.com>; Evers, Tag <district13@cityofmadison.com>; Yael Gen <mizgen@gmail.com>
Subject: Edgewood lighting appeal

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

To the Plan Commission and city alders:

We are concerned that Edgewood is still pushing forward on their request to install tall pole lights for its sports facility, despite the Plan Commission's unanimous decision to deny the request as well as Marsha Rummel's suggestion that Edgewood take time to assess the impact of day games before pressing on to demand nighttime lighting. If the school is granted a permit we have very little confidence that the school will not eventually be lighting their field multiple nights during sporting seasons through the years and disrupting the environment and the neighborhood.

Some Edgewood supporters use the argument that families who live nearby knew they were moving next to a campus when they bought their homes. We live two blocks from the school and sports facility, and it has been surprising to walk through the high school and college campus recently and see the vast number of buildings that have been built on the property in the the twenty-six years since we moved to Jefferson Street. There were few buildings at that time. It is obvious that alumni donors have generously contributed to building of facilities for the high school and college. We fully expect that there will continue to be pressure from donors and users to expand campus development and usage. To accede to changes that negatively impact the surrounding neighborhoods sets the schools on a continuing course of antagonism and discord with the neighborhoods and the natural environment. We believe that Edgewood should be denied their appeal at this time and follow ahead on the suggestion that there be more research about impacts, as well as be encouraged to make more effort to develop compromises.

We respectfully request that the Plan Commission vote no on this appeal for expanding the lighting of Edgewood's sports field. We also ask that this letter be uploaded to legistar file #60646 so that it will be counted.

Doug and Janet Laube
2025 Jefferson Street

608-217-9241

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: FW: Edgewood Neighbor - please OPPOSE stadium lights at Edgewood
Date: Monday, July 27, 2020 1:07:04 PM

From: Rachel Durfee <rachel-durfee@sbcglobal.net>
Sent: Monday, July 27, 2020 12:23 PM
To: Stouder, Heather <HStouder@cityofmadison.com>
Subject: Edgewood Neighbor - please OPPOSE stadium lights at Edgewood

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

848 Woodrow Street
Madison, WI 53711
rachel-durfee@sbcglobal.net
July 27, 2020

RE: Conditional Use Permit Application by Edgewood High School

Dear Mayor Rhodes-Conway, Madison Common Council, Plan Commission Director Heather Stouder,

I am writing to ask you to OPPOSE Edgewood's proposal to expand its practice track and field into an "Athletic Complex" with the addition of stadium lights. I request that you take a firm stand against this as something that is not compatible with the charm of this historic neighborhood and that **would negatively impact the uses, values and enjoyment of my home** and those of my neighbors, as well as the tranquility of Lake Wingra, the Arboretum and Vilas and Wingra Parks.

I live across the street from Edgewood and have been a resident of Woodrow Street for 26 years. With each proposal that Edgewood puts forth, we are asked to accept larger enrollment caps, more parking, more traffic, more buildings and more "amenities" that are all driven by more revenue needs. We have absorbed many "mores." With each proposal, we have worked with Edgewood to minimize its impact on the neighborhood and to seek as much compromise and win-win as possible. However, **I have always considered stadium lights (and amplified sound) to be non-negotiable. They are either there or they are not. There is nothing about this that is a win for me or for the neighborhood.**

EDGEWOOD CREATING THEIR DREAM "ATHLETIC COMPLEX" ONE PIECE AT A TIME:

I have opposed the installation of lights, sound and a grandstand for 23 years. In 1996 Edgewood presented a plan showing the expansion of the track and field into an Athletic Complex. They wanted stadium lights, a sound system, and a grandstand with a press box, storage, concessions and an ultimate seating goal of 1400-1500. In 1996 the neighborhood opposed the stadium and Edgewood withdrew their proposal from the 1997 Master Plan. Unfortunately, this is still what they ultimately want.

Under the Campus Master Plan, approved in 2015, Edgewood spent \$1.5 million to upgrade its outdoor athletic field. I considered this “upgrade” to be a compromise. It was based on the understanding that it was a “minor” upgrade, for practice purposes only, and would not include lights or a sound system. Edgewood High School President, Mike Elliott declared in the *Wisconsin State Journal*, 6/15/2015, that the Neighborhood Associations have been “opposed to us having lights or playing games here. We’re...building this to be able to give our athletes the best practice facilities that provide the best surfaces possible.”

However, after completing the upgraded field, Edgewood used it for games, as well as practices, and renewed its campaign to add lights, amplified sound and increased use. When we neighbors expressed our opposition, Edgewood responded by withdrawing from the Master Plan, thereby gaining access to playing unlimited day games, and submitting this Conditional Use Application for 80 foot pole lights and night use.

Although this Conditional Use Application is “only” for lights, it is the piece needed to secure access to hosting WIAA Tournaments. It will be followed by an application for “only” sound and then for the “obvious need” for more seating.

We all know what we think when we drive by a field with stadium lights, even when the lights are not on and the field is empty. We know what the presence of stadium lights imply: the glare of lights, the blare of noise day and night, night games, fan noise, traffic, etc. We form in our mind an opinion that the surrounding neighborhood is less desirable and that we wouldn’t want to live there. This is not what we want for our neighborhood. You cannot just insert a stadium into a mature neighborhood and expect that there will not be adverse impacts.

MY REASONS FOR OPPOSING THE PROPOSAL:

- 1. Stadium Lights 80 feet tall** will be visible to neighboring homes and Monroe Street users, adding more light pollution to the neighborhood and Lake Wingra. Lights would be bright enough to illuminate a very large area to the level of daylight. These banks of lights on 80 foot poles will be visible from Monroe Street alerting all who pass that a stadium is here and defining a new, undesirable character for Monroe Street. Houses on Woodrow are below the level of the proposed lights and will look right up into them. Houses on the perimeter will have

“front row seats to every game” and will be able to see it lit clearly and brightly from distances as close as 95 feet. Light carries, especially with humidity and the glare of the field will emanate as a visible and pervasive glow.

2. Extended hours of use enabled by lights until 11:00 pm automatic turn-off on Friday and Saturdays and 10:00 pm every other night (or longer if needed to finish games) will disrupt the quiet of warm weather evenings and make it difficult for young children to sleep.

3. Increased use of unspecified sizes and frequencies. You build it and they will come. Edgewood lists use by their own practices and games, other parochial schools, MMSD and the University of Wisconsin. They say they don't intend to lease it to others, but intentions can change. Even without other leasing, these intended users are likely enough to have the field used every night. And with automatic turn-off, the intent seems to be that as well.

4. Increased traffic and parking issues. An increased use of the field has not been factored into the Monroe Street rebuild, the neighborhood plan and the City's Plan.

5. Proximity to neighboring properties – the closest residence property line is only **99'** from the proposed stadium and is closer than the residences to the following high school athletic facilities:

-Middleton High School: **285'** from nearest residential property line

-Verona High School: **416'** from nearest residential property line

-LaFollette High School: **1000'** from nearest residential property line

Memorial High School field was built before the surrounding houses.

6. Increased noise and use of portable sound systems – Cheering fans, bands, car engines, piercing referee whistles - a stadium comes with lots of noise and this noise is carried by the breeze throughout the surrounding community and across Lake Wingra.

Edgewood already uses a portable sound system and will continue to do so during day and night games and practices. This is why a sound system is not in their first conditional use application. Amplified sound carries long distances. As crowds get bigger, the sound system needs to get louder to project one's voice over the fans and pep bands.

7. Property values around Edgewood will be adversely affected by the addition of lights and the increased use of this field.

8. A stadium does not fit the character of the Monroe Street corridor and the tranquility that we value in our yards, in our parks and on Lake Wingra.

Again, I ask you to oppose Edgewood High School's Conditional Use

Application, which will greatly and negatively impact the uses, values and enjoyment of my home.

Thank you,
Rachel Durfee

848 Woodrow Street
Madison, WI 53711
rachel-durfee@sbcglobal.net

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: FW: Letter to upload
Date: Monday, July 27, 2020 2:11:09 PM

From: Thomas Nash <tom.nash@asu.edu>
Sent: Monday, July 27, 2020 1:48 PM
To: Stouder, Heather <HStouder@cityofmadison.com>
Subject: Fw: Letter to upload

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

Heather, I was given the incorrect e-mail for you. Hence I'm resending what I hope is now the correct one. Sincerely, Tom Nash (2370 West Lawn Ave., Madison, WI 53711)

P.S. Already received by the alders and I wrote the Mayor on her form Saturday.

From: Thomas Nash <tom.nash@asu.edu>
Sent: Saturday, July 25, 2020 4:01 PM
To: heatherstouder@cityofmadison.com <heatherstouder@cityofmadison.com>
Subject: Re: Legistar #60646

To City of Madison City Council

Please vote against Edgewood High School proposal for 80' stadium lights and enhanced sound system at their football field at the common council Aug. 4, 2020. You already have an unanimous Planning Commission vote against the proposal. Voting for the proposal would require waiving Madison's Noise Ordinance, as noise from the field has already been measured at 20 decibels above the upper limit of the Madison noise ordinance. At least 100 homes in the area would have a strong case for reducing their Madison taxes as it would destroy our neighborhood. We have a right to the relative quiet enjoyment of our properties. There are well over 100 children in our neighborhood who need to go to bed by dark and many older folks, such as myself, who go to bed early, if not as early as a five year old. You

know from Edgewood's 10 year planning application that the high school has been less than forthcoming about their plans as there was no mention of games beyond practice, which does not require lights. The planning commission documents that a highly successful high school football program near Washington, D.C. never had night games and several of their players went on to the NFL. Don't let Edgewood HS fool you. Their plan is to rent their field out such that night time activities of over 100 days a year would occur there. One in three nights is not a reasonable request for our neighborhood to bear! Furthermore, the side streets around Edgewood are not designed to handle overflow parking from Edgewood events.

Sincerely,

Thomas H. Nash III and Corinna Gries
2370 West Lawn Ave.
Madison, WI 53711
(second light zone from Edgewood High School)

P.S. Heather, please upload to Legistar #60646

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: Fw: #60646 Edgewood's Stadium Lights proposal will diminish value of neighboring properties
Date: Wednesday, November 25, 2020 3:17:49 PM

From: Ethan Brodsky <ethan.brodsky@gmail.com>
Sent: Wednesday, November 25, 2020 1:35:50 PM
To: Evers, Tag; All Alders
Cc: Stouder, Heather
Subject: #60646 Edgewood's Stadium Lights proposal will diminish value of neighboring properties

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

I previously sent this letter on July 17, but the hearing has been referred so many times since then that I am sure this information is a distant memory. As it is now relevant to the December 1 Common Council hearing, I am sending it again today. I will be sending numerous letters on this topic over the coming days.

My name is Ethan Brodsky and I live in District 13.

I am writing regarding File #60646, Edgewood's appeal of the Plan Commission's denial of a Conditional Use Permit (File #60001) for Edgewood's proposed stadium lights.

The proposal is a bad idea in so many ways that I cannot communicate them all in a single letter (or two). This letter focuses solely on examining the financial impact this development would have on the value of neighboring properties and the negative consequences that would have on the city's tax base.

I know you have many other important items on your plate, but unfortunately Edgewood is now forcing all of us to spend time revisiting this decision while we deal with all the other crises around us.

Supporters of Edgewood's stadium proposals have made various unsubstantiated claims about supposed economic benefits of a stadium, but say little about the financial costs, almost all of which will be borne by third parties, their neighbors.

In a very similar 2011 situation in Arlington County, Virginia, Bishop O'Connell High School applied for a permit to install new stadium lights at a non-lighted existing athletic field in a residential neighborhood. The geography of the site was similar to that of Edgewood, with single-family residential homes immediately across the street from the stadium site, about 150 feet from the playing field [1], the same distance that Edgewood's site is from homes.

A neighborhood group conducted a survey of local real estate agents to find out the impact that professional realtors believed such stadium lighting would have on nearby property values.

They divided the neighboring homes into three groups - 34 homes "immediately adjacent" to the site (on three streets that were 590 ft, 510 ft, 220 ft, and 120 feet from the playing surface), 156 homes within a one block radius of the site, and 406 homes within three blocks of the site.

For each set of homes, they asked the agents they believed the stadium lights proposal would increase, decrease, or have no impact on home values; the amount of the predicted impact; and for comments about the impact. They distributed 88 surveys and received 46 responses [2].

NONE of the agents expected that the stadium plan would result in higher home values, even for homes three blocks away.

80% of the agents believed that first-row homes would decline in value.

65% of the agents believed that homes within a one block would decline in value.

35% believed that homes within a three blocks would decline in value.

For the "front row" homes, the predicted value decline among agents who expected a decline averaged 11%. For the "one block" homes, the predicted value decline among agents who expected a decline was 9%. For the "three block" homes, the predicted value decline among agents who expected a decline was 12% (The third result is surprising until you consider that only 35% of agents expect a decline at that distance, so the predicted decline reflects the

estimates of a subgroup whose estimates were more pessimistic than the average).

If we adjust these "raw" estimates by averaging a "zero decline" estimate from the agents who expected no impact (no agents expected an increase, so the math is simple), then the average expected decline across all surveyed realtors would be $11\% * 0.8 = 9\%$ in the front row, $9\% * .65 = 6\%$ in the first block, and 4% in a three-block radius.

If we translate these estimates to the homes around the Edgewood site, we can estimate what the impact would be here.

There are 31 houses on Woodrow, 23 houses on Monroe, and approximately 15 houses on Edgewood Avenue which could reasonably be considered to be in the "front row". That is a total of 69 houses. The average assessed value of a home on Woodrow (excluding homes owned by Edgewood itself, which are tax-exempt) is ~\$430,000. The averaged assessed value of a home on that section of Monroe is ~\$379,000. We can safely assume that homes on Edgewood Avenue are comparable. If we go with an average value of \$400,000, that's \$27,600,000 in assessed value in the front row alone.

A 9% reduction in that value would be \$2,500,000 in destroyed home value. At a mill rate of 2.2%, that's \$55,000/year in lost property tax revenue for the City of Madison. That's in the front row alone.

Expanding to a one-block radius includes 35 homes on Terry, 64 homes on West Lawn, and approximately 50 homes in the Vilas neighborhood, so that's another 150 homes. Assuming a comparable average value (I suspect they are higher, considering the locations and lot sizes), there's another \$60,000,000 in assessed value. If 6% of that value is wiped out, that's \$3,600,000 in lost home equity, and a reduction of another \$79,000/year in property tax revenue.

It is time-consuming to count the homes in a three-block radius, but they include homes on Keyes, Fox, portions of Gregory, Fox, Edgewood Avenue, Prospect Street, and the Vilas neighborhood out to Harrison. Based on the assumption that the number of homes per block is approximately the same as that on an adjacent, parallel, block, that's another $65+50+20+100$ homes, or roughly 250 homes. With similar values and a 4% decrease, that's an additional ~\$4,000,000 in reduced value and another ~\$90,000 in lost tax revenue.

All in all, this survey predicts that ten million dollars in home equity will be wiped out, with most households having losses measured in the tens of thousands of dollars, and on the order of \$200,000/year in lost property taxes to the city.

This decision here is critical - it is the inescapable nature of a decision of this sort that the financial consequences to neighbors will be enormous, and the impact on city tax revenue will measure in the millions of dollars over the next decade alone, all for a project that benefits a small number of people (Edgewood's published attendance is under 500) and does not benefit the city financially in any way.

I am certain that stadium supporters will dispute these estimates, and of course anyone should be skeptical of any survey conducted by any sort of group involved on either side of a dispute like this, but there are very few studies of this sort to go on, because new stadium developments in existing neighborhoods are, with good reason, rare.

I feel it important to point out that the person who conducted the study I describe here is Bill Adair, the founder and editor of PolitiFact and a professor of journalism and public policy, who has a well-founded reputation for honesty and fairness.

It would be extremely foolish of the city to approve this development and risk such economic harm, both to neighbors and the city itself, without studying the economic impact, especially in the current climate when so many are deeply concerned about their economic security.

MGO 28.183(6)(a) states:

"No application for a conditional use shall be granted by the Plan Commission unless it finds that all of the following conditions are met:

...

3. The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner."

This development would enormously impair and diminish the value of other properties in the neighborhood for purposes already established (i.e. people living in their homes), and should be denied on those grounds alone.

In the end, the Arlington County Board voted to reject the proposal for stadium lights at Bishop O'Connell High School, stating that the lights would be an

"unsettling disruption" to the neighborhood and that there are places "where it would not be appropriate to have lights".

The Catholic Diocese of Arlington announced that they were suing the County Board anyway. The last media report about the case was in 2011, when the county spokesperson reported that they hadn't even been served two months after the diocese announced they were filing the lawsuit, so presumably it didn't go anywhere (Arlington County Circuit Court records are not accessible online).

The Plan Commission made the right decision in May, and I hope the Common Council will respect that decision, and the community, and uphold their denial next Tuesday.

Thank you,

Ethan Brodsky

[1]

https://urldefense.proofpoint.com/v2/url?u=https-3A__www.arlnow.com_2011_03_16_county-2Dboard-2Drejects-2Dlights-2Dfor-2Dbishop-2Ddoconnell-2Dhigh-2Dschoo_l_d=DwIBAg&c=byefhD2ZumMFFQYPZBagUCDuBiM9Q9twmxaBM0hCgII&r=2MtVRMew_bchyGAP7ZqJik2RkvN6isg5tYWi4sfcfw0&m=OH2ehGIB-ZEJ0AODehnrQ-JhCVGDGrNhgIThe4lJ6AA&s=0cyjOAhSiGYSWoGyDI4gouFUPRnegRkzbvys_F2sD84&e=

[2]

https://urldefense.proofpoint.com/v2/url?u=https-3A__noadverseimpact.blogspot.com_2010_12_realtors-2Dexpect-2Ddecline-2Din-2Dhome-2Dvalues.html&d=DwIBAg&c=byefhD2ZumMFFQYPZBagUCDuBiM9Q9twmxaBM0hCgII&r=2MtVRMew_bchyGAP7ZqJik2RkvN6isg5tYWi4sfcfw0&m=OH2ehGIB-ZEJ0AODehnrQ-JhCVGDGrNhgIThe4lJ6AA&s=Rd17FE7rrt4o7h3k3UbGngwXeqFiyCZnkF-hqkr0BWs&e=

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: Fw: Oppose allowing Edgewood to install lights and amplified sound
Date: Wednesday, November 25, 2020 2:10:33 PM

From: Eric <elb2000@pobox.com>
Sent: Wednesday, November 25, 2020 1:50:04 PM
To: Stouder, Heather
Subject: Fwd: Oppose allowing Edgewood to install lights and amplified sound

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Here is a copy

Alder Zachary Henak - District 10

We oppose allowing Edgewood to install lights and amplified sound. As Nakoma residents we request that Alder Henak vote to uphold the Plan Commission's decision to deny the lighting permit. Alder Henak should support the planning commission and the local community decision against lighting.

I request that my letter be uploaded to Legistar #60646

I live in Nakoma and routinely walk on the Park and Pleasure Drive.

Regards,
Eric Brodsky
Freddi Adelson
1119 Waban Hill
Madison, WI

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: FW: Edgewood High School - need for compromises on lighting
Date: Tuesday, November 24, 2020 11:34:17 AM

From: Evers, Tag <district13@cityofmadison.com>
Sent: Tuesday, November 24, 2020 11:31 AM
To: Stouder, Heather <HStouder@cityofmadison.com>
Subject: Fw: Edgewood High School - need for compromises on lighting

Hi Heather,

Please add to the file.

Thanks.

Tag Evers

DISTRICT 13 ALDER
CITY OF MADISON
(608) 424-2580
district13@cityofmadison.com

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From: Michael Oliva <mgoliva@wisc.edu>
Sent: Tuesday, November 24, 2020 10:46 AM
To: All Alders
Subject: Edgewood High School - need for compromises on lighting

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Madison Alders:,

I urge you to carefully examine Edgewood's plan to install lighting. This action will have serious consequences on the residential neighborhoods that completely surround Edgewood. If Edgewood is given an unrestricted permit to install and use their proposed lighting it will affect neighborhood housing within 5-6 block distances. The new high density apartment and condo residences recently built and under construction along Monroe Street will all have a direct view of the high tower lights.

My greatest concern is that Edgewood will attempt to extend use of their stadium to many more activities than was originally proposed in their initial request for stadium approval submitted last year. It seems to me that Edgewood is now on a course to ignore all neighborhood concerns regarding their property use and activities. The stadium use will no longer be for a limited number of football games and possibly lacrosse, but could be used for many more night events with lighting and a loud public address system, even be rented out for profit and non-profit events.

Please vote "no" on the current application for lights. Ask Edgewood to work with the neighborhood to develop firm compromises that would specify limited night usage of the stadium. I would find night use of 8 to 16 events a year very tolerable. Unrestricted usage with the very tall lights would be disruptive to a large and growing community around Edgewood and in the high density housing being developed along Monroe Street.

Thank you for your consideration, Mike Oliva
2446 Commonwealth Avenue, Madison

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: FW:
Date: Tuesday, November 24, 2020 10:05:31 AM

From: Evers, Tag <district13@cityofmadison.com>
Sent: Tuesday, November 24, 2020 10:05 AM
To: Stouder, Heather <HStouder@cityofmadison.com>
Subject: Fw:

Please add to the file.

Thanks.

Tag Evers

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district13@cityofmadison.com

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From: Lumina, Michael <michael.lumina@edgewoodhs.org>
Sent: Tuesday, November 24, 2020 9:05 AM
To: Evers, Tag
Subject:

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Good morn, I am writing this letter to say I support Edgewood high school in their request to put up the lights at the Athletic field. I am a graduate of Edgewood high school and now a member of the high school staff . We are the only school in Madison that does not have a home football field. This school has been here for a long time and I feel we are not get the same treatment as the other high schools in Madison. I know we are a private school and I feel because of that we get no respect. When people move into the neighborhood with a high school across the street they must know there will be athletic events. I remember when I played football that people would park their cars and stand outside fence and watch us. We all were in high school and went to football games as part of the experience. There is nothing better then a Friday nite game and the fun you have at it. I ask that u let Madison Edgewood High School to be allowed to add lights to the field so others can enjoy what we got to enjoy. I thank you for the opportunity to address you on this matter. Michael J. Lumina. PS I still live in Madison on South Brooks street.

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: FW: Edgewood stadium
Date: Tuesday, November 24, 2020 10:05:19 AM

From: Meg Lamm <meglamm@gmail.com>
Sent: Tuesday, November 24, 2020 9:13 AM
To: Evers, Tag <district13@cityofmadison.com>
Cc: Stouder, Heather <HStouder@cityofmadison.com>; All Alders <allalders@cityofmadison.com>
Subject: Edgewood stadium

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Dear Alder Evers and all the Alders,

I am writing to express my opposition to allowing Edgewood College to have night lighting and amplified light on their playing field. The lights and noise of night games would greatly disturb the neighbors of Edgewood - especially those living across the street from the new stadium and also those further away in the surrounding neighborhoods. Night football games are extremely loud.

We bought our house on Jefferson Street near Edgewood Avenue (near the other end of the Edgewood campus) in 2017. It was a wreck (it hadn't been lived in for a number of years and was falling apart) but what attracted us was its location - the peace and quiet of the neighborhood, combined with its walkability and convenience. We'd hate to lose that feeling of peace and quiet. When I think about our neighbors living on the other side of the Edgewood campus, right across the street from the new stadium, the impact of having lights, amplified sound and night games seems even more dire.

There doesn't seem to be much, if any, benefit to the greater community in allowing Edgewood to have lighting and night games, and there are significant downsides. Vilas Park, Wingra Park, and the Park and Pleasure Drive are all such peaceful areas along the Lake Wingra. We'd hate to lose that feeling of peace in these shared natural treasures, as well as of course in our own back yard and house.

Thank you for taking this perspective into account, and for your service to Madison.

Sincerely,

Meg Lamm
Vilas Neighborhood

Meg Lamm
meglamm@gmail.com

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: FW: Please let Edgewood put up lights
Date: Tuesday, November 24, 2020 10:05:03 AM

From: Evers, Tag <district13@cityofmadison.com>
Sent: Tuesday, November 24, 2020 10:05 AM
To: Stouder, Heather <HStouder@cityofmadison.com>
Subject: Fw: Please let Edgewood put up lights

Hi Heather,

Please add to the file.

Thanks.

Tag Evers

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district13@cityofmadison.com

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From: Greenfield, Olivia <olivia.greenfield@edgewoodhs.org>
Sent: Tuesday, November 24, 2020 9:20 AM
To: Evers, Tag
Subject: Please let Edgewood put up lights

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Hello!

I am a teacher at Edgewood and I live a few blocks from the school on Monroe Street. Please let us put up lights on our field so our students can make full use of our facilities.

Here are the reasons we believe our lights should be allowed:

- Edgewood has the right to install lights just the same as any other school in Madison.
- The proposed lighting plan from Edgewood meets or exceeds the City's outdoor lighting ordinances.
- Edgewood plans to use Musco Lighting to install new LED lights on the athletic field. Three other athletic facilities in Madison recently installed these types of lights.
- Unlike traditional stadium lighting found at most Madison athletic fields and ice rinks in the community, the fixtures on the proposed lighting point down to

the playing surface and do not produce glow, glare or spill into neighboring properties.

- Edgewood will work to mitigate sound as much as possible with directional speakers.
- The Edgewood community has met dozens of times with the neighborhood associations to reach a compromise.
- Edgewood accepted all city staff defined conditions for permit approval. Edgewood also goes a step further by agreeing to limits requiring turn-off of lights no later 7 p.m. for practice events.
- For non-practice events, lights will be shut off 30 minutes following the conclusion of an event and no later than 10 p.m., Sunday-Thursday and 11 p.m., Friday and Saturday, with limited exceptions.

Thank you for your time,
Olivia Greenfield

--



Memo

To: Ledell Zellers
CC: Heather Stouder
Subject: Edgewood athletic field
Date: May 18, 2020

Hi Ledell,

Given the lateness of the hour when the Edgewood discussion took place last week, and the resulting lack of clarity on my part, I wanted to provide this memo on my rationale for opposing the conditional use. This may be helpful if Edgewood appeals the Plan Commission decision, so I ask that it be attached to the Legistar item for the record.

I believe the proposal could meet the conditional use standards with regards to the visual effect of lights. While neighbors would be able to see the lit field, I do not think that situation would substantially impede the use and enjoyment of homes in the area. It seems unlikely the lights would interfere with sleep, for example, any more than long summer daylight does. We all have window shades.

Shades, however, don't stop sound, and even though the proposal is about lighting, it would also add noise in during evening activities. This is similar to what the Plan Commission encounters with outdoor eating areas. We don't really care if people are eating inside or outside; we care about the noise they might make outside and how it might disturb other people in the area. Noise at Edgewood's unlit athletic field today naturally diminishes when it gets dark, making games and practices impractical. The lights would substantially change that. It appears the additional noise would very likely be detrimental to the uses and enjoyment of surrounding properties. The Edgewood proposal did not adequately address the level of noise nor suggest any strategies to mitigate it.

Edgewood may have been able to work out the noise issues through some kind of sound mitigation and/or greater limitation on hours of operation than what we saw at our meeting. But from what we heard in testimony, it has withdrawn from actively engaging the neighbors and did not offer its own solution during our session.

Finally, some of the opposition arguments to the Edgewood proposal deserve pushback. A few neighbors suggested that the Plan Commission should deny the CUP because students come to Edgewood from outside of the neighborhood. Applying this insular argument would be an abuse of the standards, which are intended to protect everyone. My judgment on the matter has nothing to do with where the students live, but only the unaddressed issue of additional noise.

Thank you,

Eric Sundquist
Plan Commission member

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: FW: I am in opposition to Edgewood's Dec 1 Stadium Appeal
Date: Monday, November 23, 2020 11:58:51 PM

From: clarestonerfeld@gmail.com <clarestonerfeld@gmail.com>
Sent: Monday, November 23, 2020 11:58 PM
To: Evers, Tag <district13@cityofmadison.com>
Cc: All Alders <allalders@cityofmadison.com>; Stouder, Heather <HStouder@cityofmadison.com>; 'Matt Stoner Fehsenfeld' <dmatthewstoner@gmail.com>
Subject: I am in opposition to Edgewood's Dec 1 Stadium Appeal

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Hi,

I would like to express my opposition to Edgewood's appeal of the Plan Commission's decision denying their application to install lights on their playing field.

We live at 815 Terry Pl which is pretty close to the field. I think that having a lot of night games at Edgewood would adversely affect our enjoyment of our backyard. We are introverts who have chosen to live on a quiet dead end and our backyard is our quiet sanctuary in the summer.

I don't mind occasional neighborhood festivals or even occasional night games. However, I'm worried that limits haven't been set on the number of games and also worried that Edgewood won't follow them if they are set, based on their past actions, where they ignored rules that they weren't supposed to be playing on the field. It also seems like, based on their actions, they will take any measure to get what they want and aren't collaborative with the community. I just lack trust in their leadership.

If they came to the neighborhood association in a genuine spirit of collaboration and I trusted that they would follow limits placed on the number of night games, and the games were limited to maybe 10 per summer season or something, I would be more open to that. As it stands, I oppose.

Thanks,
Clare Stoner Fehsenfeld

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: FW: Legislar 60646
Date: Monday, November 23, 2020 10:21:00 PM

Julie-
Please add to the Edgewood Appeal item.
Thank you!

Heather

-----Original Message-----

From: Tracy Lewis <madisondream706@gmail.com>
Sent: Monday, November 23, 2020 10:20 PM
To: district13@cityofmadison.com; Stouder, Heather <HStouder@cityofmadison.com>; All Alders <allalders@cityofmadison.com>
Subject: Legislar 60646

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DearCity Staff

My name is Tracy Lewis. I live at 706 Leonard Street just steps away from the EDgewood Campus and their playing field. I am writing to urge the Council to uphold the 7:1 decision of the Plan Commission to deny Edgewood's proposal to install lights on their playing field. I have lived in this house since 1988 and the dramatic change that occurred with the upgrade of the field has severely impacted me and the enjoyment of my property. The impact has increased exponentially since the dismantling of the Master Plan thereby granting EDgewood the right to unlimited daytime use of the field that regularly starts with 6:30 AM practices continues throughout the day and does not stop until early evening as light permits. We are now at a fragile tipping point in the neighborhood and on Lake Wingra with respect to noise from the field. As a neighborhood we have already been asked to accept an unacceptable level of noise with great frequency. The addition of lights would create a further burden to those living within feet of the field.

Please vote to uphold the Plan Commission's thoughtful decision on this matter. High intensity lights until 10 PM or later are not appropriate in this location where some of the houses are closer to the playing field than the school building itself

Respectfully submitted by
Tracy Lewis
706 Leonard Street
Madison

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: Fw: VOTE NO on Edgewood's Stadium Proposal (Agenda item #4, File #60646)
Date: Wednesday, November 25, 2020 3:31:00 PM

From: P Wehrle <pcwehrle@gmail.com>
Sent: Wednesday, November 25, 2020 3:17:55 PM
To: All Alders; Stouder, Heather
Subject: VOTE NO on Edgewood's Stadium Proposal (Agenda item #4, File #60646)

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Dear Council Members & Planning Director Stouder,

I am writing to oppose Edgewood's plan to pollute our neighborhood with stadium lights and blaring sound.(Agenda item #4, File #60646, "EHS Appeal of ID #60001"). Please upload this letter to "Legistar #60646".

At a time when people are forced inside by the pandemic, we should not be held hostage in our own homes by needless noise and light pollution. Please reject this hostile takeover of our neighborhood.

Once again Edgewood has unilaterally broken off talks with neighborhood stakeholders - (the same tactic as in years past) and are now asking the Common Council to rubber stamp their proposal - at the height of the Holiday season, in the middle of a pandemic.

Time and time again they have broken promises to our neighborhood. in 2014, we were told the current site of their "stadium" was only to be a "practice field" as indicated in the Master Plan that they wiggled out of.

And now they come with a "compromise" to meet their previously unstated goal of using the "practice field" as a stadium - for their sports teams - and for any other non-Edgewood sports team who will pay to play there.

What they offer as a compromise is nothing of the sort. They lied about the light and sound impact of their previous proposed stadium plan, and this plan is EXACTLY the same plan all over again - only worse. Their current proposal for 2021-2022 includes 25 regular-season night games, an **unspecified** number of postseason night games, **unlimited lighted nighttime practices** until 7:00 PM, and **unlimited day games**. For "2022-2023 and beyond", Edgewood won't commit to a maximum number of events - merely saying " usage will be based on [their] needs"

Agreeing to these terms holds our neighborhood hostage to a school populated mostly by people who do not even live in Madison.

We cannot trust the word of an institution who will not talk with us in good faith and you should not trust them, either. Any agreement they make with the city will be broken at the expense of the welfare of people in our neighborhood.

We deserve to be able to go to sleep at a decent hour, have peace and quiet in our homes, and not be threatened by hostile actions from Edgewood supporters. It's time for the drama to end.

Please vote NO on Agenda item #4, File #60646, "EHS Appeal of ID #60001".

Thank You,

Peter Lawrence-Wehrle
3310 Cross Street
Madison, WI 53711

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: Fw: [D13] LED Lights at Edgewood
Date: Wednesday, November 25, 2020 3:30:42 PM

From: Evers, Tag
Sent: Wednesday, November 25, 2020 3:18:12 PM
To: Stouder, Heather
Subject: Fw: [D13] LED Lights at Edgewood

Please add to the file.

Thanks.

Tag Evers

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From: Havasu65@gmail.com <Havasu65@gmail.com>
Sent: Wednesday, November 25, 2020 2:56 PM
To: Evers, Tag
Subject: [D13] LED Lights at Edgewood

Recipient: District 13, Tag Evers

Name: Sue Clapp
Address: 610 Gilmore St, Madison, WI 53711
Email: Havasu65@gmail.com

Would you like us to contact you? Yes, by email

Message:

Hi Tag,

As one who dwells in the Monroe Dudgeon Neighborhood, I want to express that I'm in strong opposition of new field lights at Edgewood.

Aren't there more important things to be thinking about?!

Thanks for listening and for masking up for your photo,

Sue

From: [Stouder, Heather](#)
To: [Cleveland, Julie](#)
Cc: [Parks, Timothy](#)
Subject: Fw: [D13] Edgewood athletic field
Date: Wednesday, November 25, 2020 3:30:26 PM

From: Evers, Tag
Sent: Wednesday, November 25, 2020 3:26:28 PM
To: Stouder, Heather
Subject: Fw: [D13] Edgewood athletic field

Please add to the file.

Thanks.

Tag Evers

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district13@cityofmadison.com

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From: atwallja@aol.com <atwallja@aol.com>
Sent: Wednesday, November 25, 2020 12:45 PM
To: Evers, Tag
Subject: [D13] Edgewood athletic field

Recipient: District 13, Tag Evers

Name: Annie Walljasper
Address: 2002 Madison St, Madison, WI 53711
Email: atwallja@aol.com

Would you like us to contact you? No, do not contact me

Message:

I am STRONGLY OPPOSED to Edgewood adding any lighting or sound systems to their athletic field. The field was built with assurances to the neighborhood that it would be minimally disruptive to Edgewood's neighbors, and it has been so far. I was quite affected by the Point Loma, California, neighborhood's experience, and I have no doubt that ours would be similar, should the city council approve their proposed plan. West High School and East High School, as you know, seem to have done well with no on-campus football or soccer stadiums for many years, as has Edgewood. Also, if the plan is approved, and I am hoping it will not be, there MUST be assurances about not renting the facility to non-school groups. Thank you for listening and for all you do for our district!