

**From:** [Lauren Dilley](#)  
**To:** [All Alders](#); [Kapusta-Pofahl, Karen](#); [Fields, Debbie](#)  
**Subject:** Stop the Chicago Avenue Extension and listen to the Community  
**Date:** Tuesday, June 18, 2024 12:25:51 PM

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Dear Common Council:

I urge you to delay the vote scheduled for the Starkweather LLC plat area plan on June 18th, 2024. To name a few reasons why, but not limited to:

1. Information has failed to be communicated to private landowners about the proposed demolition of their property (example: 133 North Fair Oaks). The proposed plan appears to demolish this private home in order to put a paved road through the property and a bridge over Starkweather Creek. The community has spoken out, on numerous occasions, against the proposed Chicago Avenue Extension. There are a number of public hearings with notes indicating the community's concerns (one meeting in particular is the November 23rd, 2020 Planning Committee meeting).
2. There are significant repercussions from building more paved infrastructure over and around the Starkweather creek. To name a couple, the more impervious surfaces built will cause runoff and damage natural ecosystems around the creek and downstream.
3. At the few meetings Starkweather LLC had with community members, only two minutes were allowed per person to speak and there was little opportunity for community members to voice their own concerns. At one meeting community members had to vote on pre existing options to choose from on what did the community want on the former Voit property. These were options thought up by the Starkweather LLC. If Starkweather LLC, heard and really took notes on what the community had to say, why does their website not have any information regarding neighborhood feedback, under "Neighborhood Feedback." Also, where are the meeting notes and links to the community engagement meetings Starkweather LLC held on a FEW occasions they held these meetings? Where is the transparency on Starkweather LLC's part? Starkweather LLC's presentation on, December 8th, 2022, has a bike path proposed, not a street. Now all of a sudden they are presenting a Chicago Avenue Extension plan? A lack of transparency on Starkweather LLC's part does not build trust within the community. These are the roots the old Voit Property development will be based on, should the plat be approved Tuesday night without community involvement.
4. Community members do not get a say when public meetings are held and community members are the ones who have to rearrange their lives to try and make meetings and hearings. When community members speak up, or write letters to Alders, developers and people of the city, there should be more weight on their voices, because the community is taking time out of their lives to say something.

Please, table the vote to allow the community to take part in this project and be heard.

Thank you for your time and consideration. Please reach out if you have any questions.

Lauren Dilley  
1124 Curtis Ct.  
Madison, WI. 53703

**From:** [jeanie kramer](#)  
**To:** [All Alders](#); [Kapusta-Pofahl, Karen](#); [Fields, Debbie](#)  
**Subject:** Table the vote ! Stop the Chicago Avenue extension  
**Date:** Friday, June 14, 2024 11:01:37 AM

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Dear Common Council:

I urge you to delay (table) the vote scheduled for Tuesday night June 18th on the Starkweather LLC Plat Area Plan. The citizens of Madison have not received full transparency from the Department of City Planning and their closed-door conversations with developers. The sale of Voit Farm (3420-3614 Milwaukee Street) will not go through until the Council approves the re-zoning; the developers want this badly, or this historic natural area is of no profitable use to them. Part of the plan is to extend Chicago Avenue from North Fair Oaks across the Starkweather Creek through to the proposed housing development. Neither North Fair Oaks nor Chicago Avenue's narrow roads can sustain this level of traffic. Residents of the neighborhood have voiced these concerns time and again at Planning Committee Meetings and Public Hearings that they do not want the road extension, including significant outcry at a Planning Committee meeting in November of 2020. I urge you to read and listen to the minute notes from the Planning Committee from 11/23/2020 before making your decision

The Planning Department's actions demonstrate a lack of transparency and commitment to the citizens of Madison. The official map designation for the road extension was initially billed as a way to prevent any further expansion of the Amazon distribution site with virtually no discussion on the need to destroy someone's home. The plan for the extension then changed to a designated pedestrian/ bike path. The bike path plan was presented at several of Starkweather LLC's public engagement meetings as well as the Transportation committee meeting in the fall of 2023. Subsequently Starkweather LLC decided they wanted an actual road, apparently changing their point of view: a classic bait-and-switch.

Moreover, my home at 133 North Fair Oaks appears designated for demolition in order to build this "road-or-bike" path. The Planning Department has avoided me, cancelled meetings, failed to provide me notice of public meetings, and failed to develop alternative proposals per instruction by former Alderwoman Marsha Rummel and Former Alder Grant Foster. Yet they work closely with their developer friends, including the owners of a 112-plus unit building next door to my house: 215 N. Fair Oaks LLC, which is being built by Stonehouse LLC. Please note that Stonehouse LLC together with Threshold LLC forms Starkweather LLC. I am a nurse practitioner, a simple

homeowner in a humble neighborhood.

I do not merit a seat at the table with the high rolling developers? *Is this the Madison Way?*

There has been little to no public discussion about the environmental impact of building a road through this natural area and a bridge over the creek. The residents are not being heard. This is another example of Starkweather LLC realizing even more profits building high density rentals at the expense of the natural environment, the neighborhood residents, and the citizens of Madison. Council: do not hide behind the cloak of "affordable housing = social justice." You are *not* providing sustainable quality housing with this overall plan. Please table this plan and remove the planned Chicago ave extension from the Plat Plan. Instruct City planning staff that ALL residents of the city are of at least equal, arguably greater, importance than the developers and deserve to be heard. Please contact me if you have any questions or concerns.

Sincerely,

Jeanie Kramer

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Madison, WI 53704

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