

Stouder, Heather

From: Barbara Erlenborn <bjerlenb@wisc.edu>
Sent: Thursday, August 22, 2019 6:48 AM
To: Stouder, Heather
Cc: Barbara Erlenborn
Subject: Support for Tag Evers resolution and Opposition to Eliminating Edgewood's 10 Year Master Plan

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Dear Planning Commission, Alder Tag Evers and City of Madison, I support Tag Evers amendment to the Campus Institutional zoning that would require conditional use approval to develop a stadium among other uses. This amendment would require continued dialoge with Edgewood and give the neighbors a voice.

I oppose allowing Edgewood to eliminate its 10 year Master Plan. .

Regardless of the loop hole that Edgewood has found concerning the ability to negate their 10 yr Master Plan or the threat that Edgewood has made to sue the City of Madison on religious grounds (which is incomprehensible given that fact that as a religious institution, Edgewood has not and does not pay property taxes because it is clasified as a religious institution) ...the facts are.... that 80 foot lights , a PA system, increased noise, and traffic ... these items are not conducive to Quallity of Life.

Quality of Life is the issue. Edgewood, as a Catholic institution, must embrace the concept of Quality of Life. Pope Francis speaks mightily on Quality of Life. Pope Francis writes that Catholics should discern the impact on integral human development before launching any project (Laudato si" 185.) Francis agrues for the common destinaton of the earth's goods, preserving these for the good of all. For this Christians must move away from consumerism to a more Christian concept of quality of life, where they can be "grateful for the opportunities which life affords us...and appreciate the small things" with a certain detachment based on their Christian philosophy of life (Laudato si', 222).

I realize we, the neighbors and our neighborhood, are small fish--but we need the City of Madison to say "NO" to lights, PA system, Noise and Traffic. We need the City of Madison to say "NO" to a new stadium. We need the City of Madison to say "YES" to the small fish who seek to retain our Quality of Life which does not include 80 ft. lights, PA system, noise and traffic.

Barbara Erlenborn, [2316 West Lawn Avenue, Madison, Wi.](#)

Stouder, Heather

From: Judy Sidran <judysidran@gmail.com>
Sent: Thursday, August 22, 2019 6:10 AM
To: Stouder, Heather
Subject: Edgewood High School

By allowing Edgewood to abandon this agreement now, because it wants something that is not in the Master Plan, the city would be discouraging future trust by all Madison residents in the city input process, and contradict the legislative intent of the Campus Institutional District ordinance, which was designed to balance the competing needs of institutions with the residential neighborhoods in which they are located. While the neighborhoods are not signatories to the Master Plan, we are significant stakeholders and our voices should count. We continue to have faith in the Master Plan process, which has allowed Edgewood and its neighbors to coexist in mutual respect since 1997, and in our elected officials, who value community engagement. In that spirit, we urge the Planning Commission and Common Council to oppose this resolution.

Thank you,
Judy Sidran

Stouder, Heather

From: Clare Stoner Fehsenfeld <wonderclare@gmail.com>
Sent: Wednesday, August 21, 2019 11:55 PM
To: Stouder, Heather
Subject: opinion on Edgewood

Hi,

I'm a resident of 815 Terry Pl. Here's my opinion on the Edgewood question.

- I think Edgewood has a right to undergo whatever legal options they want to pursue with regard to the master plan. I assume that if they withdraw from the master plan they'll have to get every major change approved by the city and the neighborhood on an individual basis.

- I think that having a high school play games on their sports field is reasonable. I'm not really concerned about game traffic or non-amplified noise.

- I am concerned about noise amplification and its effect on our quiet street and our family's quiet nights in the backyard
- I wouldn't want to have amplified games played every Saturday night or on lots of weeknights, for example. I could see occasional events being okay, but I am worried, based on Edgewood's track record, that they might try to push up the number of games. I want them to be more respectful to the neighborhood in terms of how they're acting.

Thanks,
Clare Stoner Fehsenfeld

Stouder, Heather

From: marcia diamond <mdiamond1339@yahoo.com>
Sent: Wednesday, August 21, 2019 8:37 PM
To: Stouder, Heather
Subject: Edgewood debacle

Ms Stouder--

I'm attaching below a copy of an email I just sent to my alder and to the full common council. I would like members of the Plan Commission to see it as well and understand you will distribute it to them. It is my fondest hope that the commission will not fall for Edgewood's bullying.

Thank you--

Marcia Diamond

Alder Evers--

I just saw the news that Edgewood has proceeded with their threat to sue the city based on "religious discrimination" in its latest effort to bully the city and the neighborhoods into going along with their wish to add lights and amplified sound to what was a practice-only field in order to host night games of all sorts throughout the year.

Where do I begin??? I have attended meetings and watched how Edgewood has acted as a schoolyard bully and tried to just ignore the master plan that they themselves worked to develop with neighbors in the past. When they changed their tune on what they wanted to do with the field and then saw that they couldn't prevail in bludgeoning the neighborhood and city, suddenly the plan is no longer accurate and suddenly they're being discriminated against!? I'm sorry, but that is all just total B.S.

They have clearly been angry with neighbors who have had the temerity to say they do not want and should not have to deal with bright lights and crowd noise and amplified sound when they're trying to enjoy their own properties just yards away and even just get the kids to sleep. Mind you, these are the same neighbors who have supported Edgewood on every other project (of which there have been many) EXCEPT this one over the years and worked with Edgewood to make things best for everyone. Edgewood has said they want to be treated like other local high schools--yet neither East nor West is able to play games on a "home" field by their school building. (And Edgewood isn't even primarily comprised of students from its own neighborhood or even from Madison).

Edgewood clearly thinks they should be able to do whatever they want to do and the neighborhoods (and the city itself) be damned. I find that to be a remarkable approach from an organization founded on the concept of truth (which has been mighty lacking in their approach to things, in my opinion). My belief is that they participated in making the current master plan exactly what it is. They may pursue

changing that plan through the normal civic process...but they should NOT be allowed to jettison the existing plan because it interferes with what they now want to do.

It is also my belief that the claim of religious discrimination is both laughable and disgusting (back to that business of "veritas"...their motto). I'm entirely sure that no one gives a rat's patoot that Edgewood is a "religious" organization...and a night time football game is certainly not a "religious" exercise! Immediate neighbors and those across the area would be making the same points no matter who or what was trying to do what Edgewood is trying to do--run roughshod over the neighborhood.

I don't live across the street from the campus or the practice field, but I do care about the potential for negative impact on the nearby neighbors, the nearby neighborhoods in general, and the tone of the city itself (since this city has in the past valued the special qualities of its neighborhoods--of which the area has many).

It is my hope that you and your fellow alders will remind Edgewood that they are part of the neighborhood--rather than the other way around. Please insist that Edgewood follow the master plan they developed themselves with the neighborhoods or at least follow the official process to change that plan. Personally, I cannot imagine any valid reason at all that Edgewood should be allowed to EVER put up lights, amplified sound, and generate crowd noise that will so negatively impact the whole area.

Thank you for your support--and for your service to the Madison community at large.

Marcia Diamond

Stouder, Heather

From: Scott Spoolman <sspoolman@gmail.com>
Sent: Wednesday, August 21, 2019 8:28 PM
To: Stouder, Heather; Andrew J. Statz; Bradley A. Cantrell; erics@cow.s.org;
jshagenow@yahoo.com; Lemmer, Lindsay; Rummel, Marsha; hiwayman@chorus.net;
Heck, Patrick
Subject: Value of Edgewood Master Plan

Dear Ms. Stouder and Planning Commission members:

Edgewood High School and its neighbors negotiated in good faith through a long and arduous process to balance the school's needs with the needs of surrounding neighborhoods. The result was a planning process that, since 1992, has served that purpose well. Edgewood's schools have benefited greatly with building additions for all three schools, a new dormitory, a new arts center, and at least 12 other improvement projects. The neighbors have generously supported these improvements in several ways and have benefited from the presence of a fine and steadily improving institution. The planning process has worked.

Now Edgewood High School wants to build a lighted, amplified-sound stadium to host many competitive events per season in a variety of different sports, including events for non-Edgewood teams. All of that is outside of the Master Plan, and there is a reason. The substantially higher level of noise, traffic, street parking and other aspects of athletic events in such a stadium would impact the neighborhood negatively. Neighbors have already accepted the increased noise, traffic, street parking, and other changes resulting from the campus improvements in recent years. The stadium proposal takes such changes to a level that is beyond acceptable for the large majority of Edgewood's neighbors.

Edgewood wants to abandon its Master Plan, which would mean abandoning a long, well-honed relationship with its neighbors along with a carefully developed process through which all parties' needs were balanced. The rancor that we've all experienced over this move by Edgewood to circumvent a plan that we all agreed upon will only grow worse if Edgewood succeeds in abandoning the Master Plan process.

It would be better for Edgewood to stay with the Master Plan and to resume the tradition of working with its neighbors in order to continue to meet its needs while balancing them against the needs of its neighbors. It would be better for the city to preserve the planning process, retain the faith of its citizens, protect the integrity of its neighborhoods, and reject the resolution to allow Edgewood to withdraw from the Master Plan.

Sincerely,

Scott Spoolman

2317 West Lawn Ave.

Madison, WI 53711

Stouder, Heather

From: Shawn Schey <shawnschey@yahoo.com>
Sent: Wednesday, August 21, 2019 8:26 PM
To: All Alders; Stouder, Heather; Evers, Tag
Subject: OPPOSE DISSOLUTION OF EDGEWOOD MASTER PLAN

Dear Plan Commission and Common Council Members:

Please OPPOSE dissolution of Edgewood's Master Plan!

I was on the Edgewood-Neighborhood Liaison Committee as a Dudgeon-Monroe rep from 2001-2018 which included this last Master Plan process. It was an arduous process, but as a result, Edgewood was able to realize numerous building projects for their campus, and the neighborhoods had a say in it. It was truly a collaborative endeavor that worked well.

But now Edgewood High School enrollment is in decline. Neighbors fear that if they can walk away from their Master Plan and get a stadium this summer, they will soon seek to use it as a commercial venue to boost their bottom line. It won't be just for high school athletes anymore, but for all kinds of events such as marching band practices, concerts, and adult sports clubs. During the recent spring season, a mere two months, over 40 games and track meets were held, *many of which didn't involve Edgewood teams at all.*

Surely there are other ways to shore up their enrollment that doesn't come at the neighborhood's expense.

Please oppose dissolution of Edgewood's Master Plan!

*Shawn Schey
878 Woodrow St
Madison WI 53711

Stouder, Heather

From: Tracy Lewis <tracylewis55@gmail.com>
Sent: Wednesday, August 21, 2019 8:20 PM
To: Stouder, Heather
Subject: Edgewood Master Plan

>
>
> I have lived in the EDgewood neighborhood since 1986 and remember the years of negotiations that went on to arrive at a master plan that was agreed to without objection by all interested parties. Edgewood has a lot to gain from this MP and took full advantage of it. Now they are have run up against some opposition regarding use of their athletic field and suddenly threaten the City with a religious discrimination lawsuit and the City is prepared to let them out of their agreement with the City and neighbors.
>
> I am very disturbed by this turn of events and adamantly oppose the City allowing this to happen. It goes against all reasonable precedence for this and any future planning for us and other neighbors
>
> The City needs to stand behind their own ordinances and well established guidelines for planning and oppose such a request by Edgewood and send them back to the PC to seek an amendment to their existing plan
>
> Please do not let one institution set precedence for an entire city!
>
> Regards
> Tracy Lewis.
> 706 Leonard Street

Stouder, Heather

From: Cathy Fagen <cfagen@charter.net>
Sent: Wednesday, August 21, 2019 7:50 PM
To: Stouder, Heather
Subject: Edgewood High School

Vote YES in SUPPORT of the ordinance to terminate.

My name is Catherine Fagen and I am a business owner in Madsion with 20 employees. Edgewood high school is an asset to Madison and please support their right to be a high school like all other Madison and Madison area high schools. This high school is the oldest high school in our city in the same location and the different treatment they receive from other public institutions and even Breese Stevens..... hmmm quite a difference.

Sent from my iPhone

Stouder, Heather

From: DAN R ANDERSON <dranders@wisc.edu>
Sent: Wednesday, August 21, 2019 6:35 PM
To: Mayor
Cc: Stouder, Heather
Subject: Fw: Edgewood's attempt to pull out of the master plan

From: DAN R ANDERSON
Sent: Wednesday, August 21, 2019 12:42 PM
To: district13@cityofmadison.com <district13@cityofmadison.com>
Subject: Edgewood's attempt to pull out of the master plan

Hi Tag,

We met at one of your fund raisers at a house I think was on Jefferson street near Edgewood. You gave an excellent presentation of the Edgewood Stadium situation-history to the present.

I strongly oppose Edgewood's attempt to pull out of the master plan with the neighborhood.

If they are allowed to do that, then all present and future master plans would be meaningless. It would set a terrible precedent.

I also oppose the changes that Edgewood originally planned to support through the amendment process. Definitely I am in the No New Stadium group.

Finally the way Edgewood is bringing this before the City Council/Planning Commission by threatening the Mayor and City of Madison with a religious discrimination suit has a blackmail type of feel.

Edgewood should return to the master plan amendment process and make their presentation to the Planning Committee,

I appreciate your efforts and so happy that you are ou Alder.

Dan Anderson
1521 Vilas Ave.
Madison, WI 53711

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

From: Ethan Brodsky <ethan.brodsky@gmail.com>

Sent: August 22, 2019 10:44 PM

To: Parks, Timothy <TParks@cityofmadison.com>; Stouder, Heather <HStouder@cityofmadison.com>

Subject: Comments on amendment to Campus/Institutional Zoning Ordinance

Ms. Stouder, Mr. Parks -

This letter is for the Planning Department and for the Planning Commission. Please pass it on to all members of the Planning Commission. It relates to a topic to be heard at the Planning Commission Hearing on 8/26.

I am writing to express my support for:

"2nd SUBSTITUTE Amending Sections 28.097(2) and (3) of the Madison General Ordinances to require conditional use approval in the Campus-Institutional District for the establishment, improvement, or modification exceeding 4,000 square feet in area on a zoning lot of any primary use and to require conditional use approval for the establishment, improvement, or modification of identified secondary uses."
(File #56981)

This change would address a number of issues with the Campus/Institutional Zoning Ordinance.

First, this change makes the operating principles of the CI District Zoning consistent with the rest of the city's zoning. In MGO 28.004 "Interpretation":

This ordinance applies to all land and land development within the jurisdictional limits of the City of Madison, Wisconsin.

(1) This ordinance should be interpreted as a permissive zoning ordinance, which means that the ordinance permits only those principal and accessory uses and structures that are specifically enumerated in the ordinance. In the absence of a variance or special exception, any uses or structures not specifically permitted by the ordinance are prohibited.

Almost every district in the city defines a list of "Permitted Uses", "Accessory Uses" and/or "Conditional Uses". This includes the Special Districts, with the only exception being the Campus/Institutional District, which has a list of "Primary Uses" and "Secondary Uses", but no definition as to how they are allowed. While many have assumed that the Primary Uses were "Permitted" and the Secondary Uses were "Conditional", this is not stated anywhere, and it is essential that this be clarified in the ordinance.

The problem is exacerbated by inadequate language in 28.097(2)(c) that allows such districts without a Master Plan to engage in any sort of development, construction, or changes in use, as long as they did not involve a building with more than 4,000 square feet of floor area.

The proposed amendment fixes this, clarifying that, for districts without a Master Plan, any development related to uses in the "Secondary Uses" list require a Conditional Use approval, consistent with what is required in other districts for uses other than the primary, intended, use of a parcel, as defined by its zoning.

It is also modifies the language for developments that are related to the Primary Use, clarifying that large developments that do not include enclosed buildings still requires the Conditional Use process if a district lacks a Master Plan.

It is clear that these changes are consistent with the original intent of the ordinance, as the city wrote the ordinance with the intent of encouraging Campus/Institutional entities to have a Master Plan and would not have intentionally allowed greater privileges for intitutions that lack them than institutions that have them. This is clear for a number of reasons:

1. In the "Statement of Purpose Section", the ordinance states that "The CI District is established to recognize the City's major educational and medical institutions as important activity centers and traffic generators, accommodate the growth and development needs of these institutions, and coordinate the master plans of these institutions with the City's plans, policies and zoning standards. The district is also intended to:

...

(c) Encourage the preparation of Campus Master Plans that enable adjacent neighborhoods and the broader community to understand the levels of development being proposed, their likely impacts, and appropriate mitigation measures."

2. All newly-formed CI Districts created after the formation of the ordinance were *required* to have a Master Plan, to be "approved as part of the map amendment."

While I strongly support this ordinance, I also would like to state that I oppose allowing Edgewood to be released from the agreements in its Master Plan.

The Master Plan encompasses much more than these questions of use and this ordinance is nowhere near adequate to eliminate the harm associated with allowing an institution to abrogate its Master Plan. I have written at length on this topic in a separate letter.

Finally, as long as I am writing, I would like to suggest an additional technical correction in an ordinance that relates to this:

28.091 SPECIAL DISTRICT USES.

(1)

"Table 28G-1 lists all permitted and conditional uses in the Special Districts, except that uses allowed within the Campus Institutional District are listed separately in Sec. 28.096."

This should read "listed separately in Sec. ***28.097.***"

Thank you for your consideration,

Ethan Brodsky

Stouder, Heather

From: Catherine Jagoe <cajagoe@gmail.com>
Sent: Wednesday, August 21, 2019 2:47 PM
To: Stouder, Heather
Subject: Edgewood Master Plan repeal proposal -- letter to Plan Commission

Dear Ms Stouder,

I'd be grateful if you could forward the following letter to the members of the Plan Commission for consideration before Monday's hearing.

Thank you.

Dear Plan Commission members,

I was deeply concerned to hear that the City is proposing to allow Edgewood to unilaterally exit its Master Plan, five years before it expires. Edgewood entered the Master Plan voluntarily, and made a contractual arrangement with the City to abide by it for ten years. While the Dudgeon-Monroe and Vilas neighborhood associations were not signatories to the agreement, they were equal partners in the lengthy and arduous negotiations for the Master Plan, and remain major stakeholders. The Master Plan represents a significant investment of neighborhood representatives' time. The negotiations took four years, and resulted in an agreement that all parties were happy with. It provided security for neighbors in guaranteeing the types of mutually-agreed development that would take place over a ten-year period. Edgewood has reaped considerable benefit, and constructed several major projects as a result. At the same time, the interests of the adjacent residential neighborhoods and the precious environmental resource of Lake Wingra were protected.

Now that Edgewood is proposing a major expansion to competitive use of its athletic field – which is not included in the Master Plan – the appropriate course of action would be for them to request an amendment from the Plan Commission. To allow Edgewood to exit its agreement after having reaped the benefits is a subversion of the public process. It sets a precedent that undermines the public planning concept of the Master Plan and the City's long-standing commitment to community engagement.

West High School, which is similarly located in a dense residential neighborhood very close to its athletic field, does not have its own stadium, and its students are bussed to Mansfield Stadium at Memorial High School and other locations for competitive events. The exact same arrangements that Edgewood High School claims as intolerable hardships on its students are the norm for the local public high school, which is four times as large.

I fear that if Edgewood is allowed to exit its Master Plan, the adjacent neighborhoods and Lake Wingra will have no defense from future disruptive and harmful development on the Edgewood campus.

I urge you to oppose this resolution at the Plan Commission hearing on August 26.

Sincerely,
Catherine Jagoe
2318 West Lawn Ave
Madison, WI 53711
(608) 709-5578

Stouder, Heather

From: beth <bmich44@hotmail.com>
Sent: Wednesday, August 21, 2019 2:44 PM
To: Stouder, Heather
Subject: Edgewood Field

Dear Heather,

Please Vote YES in support of the ordinance to terminate Edgewood's Master Plan.

I am in full support of Edgewood using its field to play games, use lights and build bleachers. High school sports are a positive thing for our community. It will also help sustain businesses on Monroe street by bringing in families to the area. Edgewood maintains a beautiful campus which is an asset to the community. We are talking about 800 people coming to a sporting event when camp Randell brings 60,000. I don't want to see tax dollars wasted by this goes to federal court for a discrimination law suit that the city will not win when other high schools and UW are allowed to use their fields as they wish.

Thank you,

Elizabeth Malm
4012 Hiawatha Drive
Madison, WI 53711

Sent from [Mail](#) for Windows 10

Stouder, Heather

From: Diane <dkball701@aol.com>
Sent: Wednesday, August 21, 2019 1:52 PM
To: Stouder, Heather
Subject: Edgewood Athletic Field

I have been a teacher and educator all my life, and an owner of a family business that positively impacts economic growth in the Madison area. I see things from a variety of perspectives --- as a community involved citizen on many committees, boards, non-profits, and volunteer agencies. Everywhere I see EHS graduates as business leaders, philanthropists, volunteers, and involved community members.

Edgewood requires hours of community service from their students, and participates in so many community improvement programs. The school has been a community asset in so many ways for over 130 years!

The sports field is a part of education, including competitive games. It is NOT used year round. Games do NOT include alcohol. High school events do NOT host noisy crowds until midnight. And it is NOT a stadium that circles the field for thousands of people. It is a high school sports field to teach young people physical skills and healthy exercise, encourage participation and interacting with other young people from other communities, build lifelong friendships, host families who support their kids, and create a home field for efficient and hospitable events, --- saving time, money and stress. The field should provide a ticket and concession counter, bathrooms and locker rooms, and seating for supporting fans. The sound and lighting has already been altered and adjusted to meeting neighborhood demands, and the “stadium” is not a huge, circular bowl, but only along one side of the field. And when I look at all the greenspace, trees, and beautiful landscape that stills exists on the Edgewood campus, the neighborhood is lucky to have such a beautiful and diverse area to enjoy!

Finally, if the city can grant a permit for *The Naked Bike Ride*, where naked adults roll down State Street, past the Madison Children’s Museum, (inappropriate for families who are visiting), then around the Capitol Square (the spotlight of our State), and then all along John Nolen Drive (stopping a busy highway for downtown traffic), then how can they logically or respectfully deny Edgewood proper and appropriate use of their sports field?

The negative neighbors are the only ones who see the field as detrimental. The rest of the city residents can’t believe the audacity of the Plan Commission and City Officials to deny use of an educational facility. When agencies, school boards, city committees, business chambers, and equity advocates state that the priority is education and building communities around schools,
.....

.....**then practice what you preach!**

Diane Endres Ballweg, Class of ‘71

Aviation Teacher
Business Owner
Community Philanthropist and Optimist

Stouder, Heather

From: Mary Lou Nord <mary.lou.nord44@gmail.com>
Sent: Wednesday, August 21, 2019 11:57 AM
To: Stouder, Heather
Subject: Fwd: Edgewood Master Plan Exit

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

From: **Mary Lou Nord** <mary.lou.nord44@gmail.com>
Date: Tue, Aug 13, 2019 at 5:04 PM
Subject: Edgewood Master Plan Exit
To: <hstouder@cityofmadison.com>

Dear Ms Stouder and Mr. Zellers,

My name is Mary Lou Nord. I live at 2332 Monroe Street, across from the Edgewood High Athletic Field. I oppose the resolution to allow the Edgewood campus to voluntarily withdraw from its Master Plan.

This master plan is the result of the Edgewood-Neighborhood Liaison Committee negotiating with each other for four years to create an agreement that would benefit everyone. To approve the withdrawal of Edgewood from this agreement would cause damage to trust in neighborhood cooperation.

Please consider the importance of keeping this master plan in place.

Thank you.
Mary Lou Nord

Stouder, Heather

From: Matthew Braun <mbraun@oakbrookcorp.com>
Sent: Wednesday, August 21, 2019 11:19 AM
To: Stouder, Heather
Subject: EHS Vote

Dear Heather:

I am writing in support of Edgewood High School. As an alumni of EHS, I have been disappointed in the way the school has been treated regarding the use of the athletic fields for sporting events and education purposes. I am asking for your Yes vote in support of the ordinance to terminate the Master Plan.

Sincerely,

Matt Braun
811 Hiawatha Drive
Madison, WI 53711



Oakbrook Corporation provides customized real estate solutions to the multifamily, commercial, industrial and retail sectors. These services include property management, facilities management, development, construction management, brokerage and investment sales.

Stouder, Heather

From: Capital Time Health
Sent: Wednesday, August 21, 2019 10:13 AM
To: vnapresident@gmail.com
Cc: Bottari, Mary; Evers, Tag; Stouder, Heather; ajstatz2@madison.k12.wi.us; bacantrell@charter.net; erics@cows.org; jshagenow@yahoo.com; LedellZellers@aol.com; Lemmer, Lindsay; Rummel, Marsha; hiwayman@chorus.net; Heck, Patrick; All Alders
Subject: Proposed Repeal of Edgewood Master Plan

Dear Chris,

My name is Shawn Doherty and I have lived at 2121 Adams Street for 17 years. I am writing to urge you and the VNA to join your colleagues on the DMNA and Greenbush neighborhood associations in taking a stand and opposing Edgewood's latest move to wiggle out of its Master Plan.

I covered city hall for the Capital Times for four years and before then reported on politics for Newsweek and the LA Times, so I can imagine how difficult it must be to navigate all of the competing interests, pressures, and emotions that play a role in a zoning battle like this one. But irregardless of where you and other VNA officers personally stand on the stadium issue, I hope that the VNA makes it clear in a public statement that the integrity and independence of the city's zoning and planning processes must be paramount. I believe such a statement is especially necessary because of the misleading information that has been put out there.

Edgewood claims that the city "invited" it to exit the plan. That is misleading. Invitations are extended to tea parties, not lawsuits. As you must know, the city suggested this option only after Edgewood lawyers threatened to sue it. <https://isthmus.com/news/news/edgewood-takes-another-route-to-host-stadium-games/> RLUIPA is a federal law passed in 2000 that was intended to be used as a shield to protect churches and other religious institutions against discrimination. Instead it is being increasingly used as a hammer by organizations like Edgewood High School with a religious affiliation to shatter and circumvent local zoning regulations. Madison's city planners have a well-deserved national reputation for using the planning process to achieve that delicate balance between private interests and the public good. The result might frustrate developers at times but it is also one of the reasons our city is often chosen as one of the most livable in the nation. No matter how you and other officers at the VNA may feel about the stadium, not sticking up for the independence and value of this planning process and not denouncing this kind of bullying would set an alarming precedent.

It would also create an unbelievable headache. Many of us in the Vilas neighborhood worked for years on the current Master Plan, which builds on previous plans and addresses numerous concerns and issues from both the campus and nearby residents. These issues include stormwater protections, setbacks, parking, lights, and the construction of new buildings. My 98-year-old neighbor Betty McDonald tells me she's been dealing with Edgewood and some of this stuff for over 50 years! I can't imagine having to start over from scratch, especially after so many of us for so long negotiated in good faith and have had to tolerate the compromises reached, for better and for worse. After the dormitory went up across the street I've had to call Edgewood security and the police about property damage, theft, and noise. I deal. Even the young athletes Edgewood talks so much about know you win some and you lose some but you always play by the rules. You don't just quit. Such a move would poison relations and trust between the neighborhoods and campus and city for years to come. The VNA needs to point out that a far better path would be for Edgewood to resume its discussions with the collaborative working group and to continue to seek a compromise.

It is unfortunate that the August VNA meeting was canceled, because that would have been a great time to get feedback from the folks you represent. Perhaps it would be helpful if I shared with you what I learned last weekend, when I went around our side of the neighborhood to collect signatures for a Protest Petition against the zoning change that would allow Edgewood to exit its Master Plan. I contacted 12 households whose proximity to the Edgewood property makes them eligible to sign. Ten of the 12 households did so, which means they cared enough to go the trouble of attending a signing event with a notary public the next day. (Actually, make that 10 1/2. There was a split household.) Some of these people had ties to Edgewood. They were open to the idea of a stadium but "embarrassed" by how the campus has been treating neighbors. Every single person I spoke to except for a couple that had just moved into the neighborhood and didn't know

what was going on was upset, outraged even, that the high school is using the threat of a religious discrimination lawsuit to try to get its way. So, contrary to what Edgewood claims, opposition is not contained to a "small, vocal group" on just one side of the campus. It runs deep in our neighborhood too. Tag Ever's impressive majority last fall in Ward 66 is another indication of how our Vilas neighborhood feels, and so are the VNA's own Minutes from last fall, which show that most people who turned up for a discussion about the stadium were opposed to it.

A few days ago I looked up the VNA's Charter, which states that the Association's purpose is "the enhancement of the neighborhood's residential character and attributes and the promotion of camaraderie among the Neighborhood's residents." Both goals are in peril and both are worth fighting for. Thank you for having the courage, the patience, and the empathy to listen to and represent the views of residents like myself, even if they differ from your own or upset powerful stakeholders. Thank you for keeping your decision-making process open and transparent. And thank you for the hours I know you put into our neighborhood.

A neighborhood dispute like this can bring out the best or the worst in all of us. May it bring out the best!

Shawn Doherty

P.S. I'd appreciate it if you could forward this letter to your colleagues at VNA since I couldn't find their email addresses. Thanks to them as well for their work.

Stouder, Heather

From: Braun, David J <DBraun@tcfbank.com>
Sent: Wednesday, August 21, 2019 10:11 AM
To: Stouder, Heather
Subject: hi Heather

Hi Heather,

Long time no talk. Hope all is well and you are still swimming like a champion.

Anyways, as a former Edgewood high school football player and University of Wisc football player I wanted to voice my opinion that you should **vote "YES"** to the motion to terminate Edgewood's master plan.

I want my two sons to be able to play sports at their home field like a kid attending Madison West or Memorial or any other high school in our great City. I never had that opportunity and looking back it is really unfortunate. We played our home games at Memorial high school getting ready at Edgewood and riding bus to the game. Not ideal.

I'll be very disappointed if this isn't resolved in short order. Thanks again.

David

David Braun Senior Vice President, WI Market Manager

TCF Commercial Real Estate

10 East Doty Street, Suite 800 Madison, WI 53703

P:608-204-5811 | C:608-217-2182 | F:414-351-8680

dbraun@tcfbank.com



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Stouder, Heather

From: Josh Gettle <jcg186@charter.net>
Sent: Wednesday, August 21, 2019 8:50 AM
To: All Alders
Cc: Stouder, Heather
Subject: FW: Letter regarding Edgewood stadium proposal
Attachments: Letter to Madison planning board - Josh Gettle.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Alders,

I am writing you out of disbelief that Edgewood continues to try to backdoor the process to host athletic competitions on its campus. Edgewood continues to try to circumvent the community in which it resides. It disbanded the community working group when it became clear it was not going to get the support it was looking for from the community.

Edgewood has attempted the following to date

1. It tried to get approval for athletic field lighting in order to host night games on a field that was only supposed to be for physical education classes and practices.

When that didn't work out

2. It tried to argue the original intent of the field was to host games with the zoning administrator – although this was never in the master plan, and everyone understood it would not be used for this.

When that didn't work out

3. It tried to appeal the decision of the zoning administrator with the zoning board

When that didn't work out... This is where we are today

4. Now they are asking for the rules to be changed and to be released from their master plan. This is simply wrong and it should not be honored...

All of this is being done to circumvent the neighborhood through legal maneuvering and veiled threats. I have serious questions about this Edgewood's values, or at the very least the integrity of the people who are leading the institution. We are on a very slippery slope with Edgewood. My neighborhood has a high level of distrust toward Edgewood due to their continued efforts against this residential community. Attached is my previous letter to the planning board for reference. It is very clear to the neighborhood what the intent of the practice field was for when the master plan was put into effect. It was not be used for hosting athletic competitions.

The whole purpose behind the introduced resolution is to create a loophole for Edgewood, a private non-profit institution (corporation), to exploit. This should not move forward until there is equal or better protection under the law when there is no master plan in effect. I am sorry to have to say this, but we need to have protection from our neighbors in Madison based on what Edgewood is trying to do.

Thank you for your attention. I am happy to discuss.

Josh Gettle
757-675-3835
2356 West Lawn Ave
Madison WI 53711

From: Josh Gettle <jcg186@charter.net>
Sent: Friday, August 16, 2019 8:02 AM
To: 'district13@cityofmadison.com' <district13@cityofmadison.com>
Subject: Letter regarding Edgewood stadium proposal

Good morning Alder Evers,

I am writing you out of disbelief that Edgewood continues to try to backdoor the process to host athletic competitions on its campus. Edgewood continues to try to circumvent the community in which it resides. It disbanded the community working group when it became clear it was not going to get the support it was looking for from the community. Edgewood has attempted the following to date

1. It tried to get approval for athletic field lighting in order to host night games on a field that was only supposed to be for physical education classes and practices.

When that didn't work out

2. It tried to argue the original intent of the field was to host games with the zoning administrator – although this was never in the master plan, and everyone understood it would not be used for this.

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3. It tried to appeal the decision of the zoning administrator with the zoning board

When that didn't work out... This is where we are today

4. Now they are asking for the rules to be changed and to be released from their master plan. This is simply wrong and it should not be honored...

All of this is being done to circumvent the neighborhood through legal maneuvering and veiled threats. I have serious questions about this Edgewood's values, or at the very least the integrity of the people who are leading the institution. We are on a very slippery slope with Edgewood. My neighborhood has a high level of distrust toward Edgewood due to their continued efforts against this residential community. Attached is my previous letter to the planning board for reference. It is very clear to the neighborhood what the intent of the practice field was for when the master plan was put into effect. It was not be used for hosting athletic competitions.

The whole purpose behind the introduced resolution is to create a loophole for Edgewood, a private non-profit institution (corporation), to exploit. This should not move forward until there is equal or better protection under the law when there is no mater plan in effect. I am sorry to have to say this, but we need to have protection from our neighbors on Madison based on what Edgewood is trying to do.

Thank you for your attention. I am happy to discuss.

Josh Gettle
757-675-3835
2356 West Lawn Ave
Madison WI 53711

From: jcg186@charter.net
To: "hstouder@cityofmadison.com", "ajstatz2@madison.k12.wi.us", "bacantrell@charter.net", "jpolewski@charter.net", "jshagenow@yahoo.com", "ken.opin@gmail.com", "district2@cityofmadison.com", "melissaberger2@gmail.com", "hiwayman@chorus.net", "district14@cityofmadison.com", "district7@cityofmadison.com"
Cc: "josh.napravnik@gmail.com", "josh.napravnik@gmail.com", "fieldsrac@gmail.com", "district17@cityofmadison.com", "district13@cityofmadison.com", "prsoglin@cityofmadison.com"
Sent: Tuesday January 1 2019 9:21:06PM
Subject: Letter from Josh Gettle regarding Edgewood stadium proposal

Madison Planning Board,

Please see my attached letter regarding the Edgewood's Stadium Proposal - Happy to discuss.

Thank you

Josh 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 Dungeon 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

Stouder, Heather

From: Rachel Lander <rlander42@gmail.com>
Sent: Wednesday, August 21, 2019 8:41 AM
To: Stouder, Heather
Subject: opposition to Edgewood withdrawing from the Master Plan

Dear Ms. Stouder,

Thank you for the opportunity to write this email. I am writing to let you know that I oppose the Edgewood campus withdrawing from the Master Plan. My opposition is for the proposed stadium, and also because I think it is important to follow the integrity of the public process that has been previously agreed upon by all involved parties.

Thank you very much,
Rachel Lander
2310 West Lawn Avenue

Stouder, Heather

From: Larry Mandt <lmandt@tds.net>
Sent: Wednesday, August 21, 2019 8:07 AM
To: Stouder, Heather
Subject: Fwd: Edgewood's request to repeal Master Plan

Begin forwarded message:

From: Larry Mandt <lmandt@tds.net>
Subject: Edgewood's request to repeal Master Plan
Date: August 18, 2019 at 12:27:29 PM CDT
To: district13@cityofmadison.com
Cc: allalders@cityofmadison.com

Dear Tag,

We definitely oppose this new attempt by Edgewood to bypass agreements and city regulations in one more try to get to build their stadium and host athletic competitions on their field in spite of the limitations in their Master Plan.

We live at 2254 Monroe Street, directly across from Edgewood High School. Over the years we have been supportive of Edgewood's expansion plans, even though it has negatively impacted us (for example, closing off Leonard Street, heightened Monroe Street traffic from the expanded parking lots (which also lost an expanse of green space on Monroe Street) and changing the entrances to the Edgewood Campuses all to enter off of Monroe Street).

We have participated in the many public hearings and discussions with the neighborhood and Edgewood since 2017 when they proposed this expanded use of the athletic field and construction of a stadium with lights, sound system, concession stands, dressing rooms, and increased bleacher size for increased attendance at those games. We do not think that Edgewood has conducted those talks in good faith, and when their attempts have been blocked, by the city and the Zoning Board of Appeals, they are now trying to escape from their agreement with the city and the neighborhood (the Master Plan) after many of their expansionary projects have already been completed. If the city council allows this to occur, we think that it will send a very negative message to neighborhoods about the city's good faith in neighborhood/CI negotiations in the future.

On top of all this, for Edgewood to raise the question of a suit against the city based on "religious discrimination," in order to be freed from the Master Plan, as we have seen in published sources, seems to us to add insult to injury, by implying we oppose this major negative impact on our neighborhood and the Lake Wingra watershed because they are Catholic.

Please do not let this proposal to repeal the Master Plan pass.

Larry & Catya Mandt
2254 Monroe Street

Stouder, Heather

From: Stouder, Heather
Sent: Wednesday, August 21, 2019 7:57 AM
To: Stouder, Heather
Subject: FW: Repeal of Edgewood's master plan

From: Fruhling, William
Sent: Wednesday, August 14, 2019 12:12 PM
To: Evers, Tag <district13@cityofmadison.com>; Stouder, Heather <HStouder@cityofmadison.com>
Cc: Parks, Timothy <TParks@cityofmadison.com>; Firchow, Kevin <KFirchow@cityofmadison.com>; Ethington, Ruth <REthington@cityofmadison.com>; Kurtz, Abbie <AKurtz@cityofmadison.com>
Subject: RE: Repeal of Edgewood's master plan

Ald. Evers-

I am cc'ing Plan Commission staff to ensure that the Commissioners receive the email. Thanks,

-Bill



William A. Fruhling, AICP

Principal Planner
Neighborhood Planning, Preservation + Design Section

Department of Planning + Community + Economic Development
Planning Division
215 Martin Luther King, Jr. Blvd.; Suite 017
PO Box 2985
Madison WI 53701-2985

Email: bfruhling@cityofmadison.com Phone: 608.267.8736

From: Evers, Tag <district13@cityofmadison.com>
Sent: Wednesday, August 14, 2019 11:44 AM
To: Stouder, Heather <HStouder@cityofmadison.com>; Fruhling, William <WFruhling@cityofmadison.com>
Subject: Fw: Repeal of Edgewood's master plan

Dear Bill,

I note that not all Plan Commission members were copied in this email.

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: MBK <mbk_kef@yahoo.com>

Sent: Wednesday, August 14, 2019 10:15 AM

To: ajstatz2@madison.k12.wi.us; bacantrell@charter.net; erics@cows.org; jshagenow@yahoo.com; klanespencer@uwalumni.com; Lemmer, Lindsay; Rummel, Marsha; hiwayman@chorus.net; Heck, Patrick

Cc: Evers, Tag; No New Stadium Info

Subject: Repeal of Edgewood's master plan

Dear Members of the Madison Plan Commission,

On August 26th, you will consider repealing the CI zoning master plan for the Edgewood Campus (College, High School and Campus School). I am writing to request that you DO NOT repeal the Master Plan.

The city's master plan process established Edgewood's 10-year plan, negotiated in good faith with multiple stakeholders. If Edgewood did not mean what is in the plan, or if they now want to change something in it, they should be required to go through the designated amendment process. They should not be allowed to dismiss their commitments to the neighborhood and city.

I appreciate your consideration,

Bruce King
873 Terry Place
Madison
609-238-8005

Stouder, Heather

From: Ellen Taylor-Powell <etp2023@gmail.com>
Sent: Wednesday, August 21, 2019 7:14 AM
To: Stouder, Heather
Subject: Please share with all Alders

To All Alders:

We want to express opposition with Edgewood's request to withdraw from its campus Master Plan. The neighborhood negotiated in good faith. Allowing Edgewood to withdraw because it wants something not in the Plan undermines established city processes and democratic ideals. Neighborhoods and public input make this city strong. Please respect established procedures and processes.

Unfortunately, my husband and I are out of town on the 26th otherwise we would attend the Public Hearing to voice out opinion.

Thank you,
Ellen Taylor-Powell and Mark Powell,
Terry PL.
Madison

Stouder, Heather

From: SANDRA E WARD <sward@wisc.edu>
Sent: Wednesday, August 21, 2019 7:00 AM
To: Stouder, Heather
Subject: no stadium at Edgewood
Attachments: Edgewood Letter.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Here is a message that I sent to my Alder Pat Heck.
Sandy

Date: 8/16/19

To: Alder Patrick Heck

From: Sandra Ward

RE: Releasing Edgewood College from its 2014-2024 Master Plan

Because I live on the East side of Madison I would not be directly affected by the noise and lights that my West side neighbors would experience if a stadium were to be built on the Edgewood campus, but I would be harmed by the fact that an agreement (the Master Plan) that was reached after painstaking work by numerous constituents can be rescinded. The precedent that would be set by allowing the master plan to be repealed is alarming. It would be a slap in the face to residents and would undermine citizen trust in city of Madison processes.

I OPPOSE the Edgewood campus withdrawing from the Master Plan.

Stouder, Heather

From: Imhoff Mickey <mimhoff08@gmail.com>
Sent: Wednesday, August 21, 2019 6:58 AM
To: Stouder, Heather
Subject: Edgewood High School Master Plan

I encourage the Plan Commission to **VOTE YES** to terminate the Master Plan for Edgewood High School.
Thank you,
Mikell L Imhoff 2 Quail Ridge Dr. Madison 53717

Stouder, Heather

From: Tracy Lewis <tracylewis55@gmail.com>
Sent: Tuesday, August 20, 2019 9:52 PM
To: Stouder, Heather
Subject: Exiting Edgewood's Master Plan

Dear Ms Stouder

I have lived adjacent to Edgewood Campus on Leonard Street since 1988 and own a business on Regent Street. I am very dismayed hearing the news that the City has suggested Edgewood ask to exit the master plan negotiated in good faith with my neighbors after a four year process. I feel that Edgewood has exhausted all their efforts to convince the City they should violate their master plan and thus resort to idle threats of religious discrimination in order to get what they want. The City should not allow them to exit rather encourage them to ask for an amendment through the normal channel by going back to the Plan Commission

This sets a dangerous precedent going forward for the City managing development in all neighborhoods

Respectively submitted
Tracy Lewis
706 Leonard Street

Stouder, Heather

From: John Norsetter <jnorsetter@hotmail.com>
Sent: Tuesday, August 20, 2019 9:49 PM
To: Stouder, Heather
Cc: Rhonda
Subject: Edgewood's Request to Withdraw it's Master Plan

Dear Ms. Strouder,

Please distribute this to members of the Madison City Plan Commission.

As members of the Regent Neighborhood Association, and John a lifelong resident of Madison's near west side-Keyes Ave., Virginia Terrace, Vista Road, Kendall Ave., and now Rugby Row for 44+ years, we opposed the Edgewood Stadium proposal, and now their attempt to withdraw their master plan.

It feels like Edgewood has been either disingenuous or was doing poor planning when their running track was renovated, acknowledging that the neighborhood was then strongly opposed to a stadium, and now saying new technology of which they were unaware makes it, or should make it, acceptable.

Furthermore, the notion that Edgewood is entitled to have an on-campus stadium to help build school spirit is absurd. I graduated from West High School in 1963. None of the Madison high schools that existed then had an on-campus stadium, and the two that remain, West and East, still don't.

The assertion that this won't disrupt the neighborhood, including the tranquility of the Lake Wingra/UW Arboretum area is, I think, simply not accurate. Even back in the Edgefest days, noise from that event was noticeable and unwelcome.

Now, having been cited for violations their master plan, they want to withdraw it. Why, so they can host events that will not violate a master plan which has been nullified, but which events go to the very core of the objections to the proposed new stadium? Talk about a neighbor whose word is not worth the paper it is written on.

Keeping in mind the goals of maintaining the character of the neighborhood and holding institutions to their word, word which others have relied on, we hope that Edgewood will continue to be bound by its master plan, and that their proposed stadium does not become a reality.

Regards,
John and Rhonda Norsetter

Stouder, Heather

From: Schemmel, Judd <JSCEMME@amfam.com>
Sent: Tuesday, August 20, 2019 8:52 PM
To: Stouder, Heather
Subject: Edgewood HS

Good evening, Heather –

As a citizen of Madison, former President of Edgewood HS (2005-2013), and parent of an Edgewood Alum, I'm writing tonight to urge your support, and that of the planning commission for the ordinance submitted by the Mayor to allow EHS to opt out of its voluntary master plan.

The due diligence surrounding Edgewood's requests related to use of its athletic fields has been robust, comprehensive, and wide-ranging. And I think that's just what should take place. However, there comes a time in these discussions where conversation needs to cease, and decisions made. In my view, that time has come.

I fully understand and appreciate those opposing Edgewood's plans view that enhanced use of its athletic fields impedes upon their rights of use and enjoyment. What cannot be lost is that Edgewood is entitled to these same considerations. The fact that Edgewood is a school does not mean they relinquish this right, or that their expectation of use and enjoyment is secondary to its neighbors. Edgewood has been holding athletic competitions on its athletic fields essentially since the school's inception. I took part in athletic competitions on these fields, as did our son. During my eight (8) years as President of the HS, I can honestly say that I never fielded any type of complaint from either of the adjacent neighborhood associations related to these competitions. What EHS is seeking is a natural extension to the use of its athletic fields and this request deserves fair and equitable consideration.

I trust that those serving as leaders of our city will bring a clear and objective approach to this decision and bring this matter to fruition.

Thank you.

Judd Schemmel
7614 Sawmill Road
Madison, WI. 53717

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Stouder, Heather

From: Sue Statz <statz810@gmail.com>
Sent: Tuesday, August 20, 2019 8:28 PM
To: Stouder, Heather
Subject: Fwd: Edgewood's Master Plan

Hi Heather,

I was told that you will forward my email below to the Plan Commission. Thank you for your help!

Sue Statz

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

From: Sue Statz <statz810@gmail.com>
Date: Sun, Aug 18, 2019 at 12:45 PM
Subject: Edgewood's Master Plan
To: <allalders@cityofmadison.com>
Cc: M Scott Statz <scottstatz@gmail.com>

Good afternoon,

My husband and I have lived at 810 Woodrow Street for over the past 25 years and love our neighborhood. We are directly across from Edgewood's practice field and their bleachers. We, along with all of our concerned neighbors, have been in a battle with Edgewood over their proposed new stadium (including their request for lights and sound system). Thankfully, at the last Planning Commission meeting, it was determined that Edgewood should abide by the agreed upon 10-year Master Plan and follow the necessary steps to amend it - instead of ignore it.

As you know, Edgewood now wants to break from the Master Plan - which took 4-years in the making and was negotiated and agreed upon by all parties. It absolutely should not be broken just because Edgewood is not getting what it wants. The staff and students do not live in this neighborhood. They drive here from their homes (many outside Madison) and can easily drive to another location to play their competitive sports - just like East and West High School.

Through the years, the neighborhood has had a good relationship with Edgewood, allowing them to grow and enhance their campus in almost every aspect. Please drive down Woodrow Street and you will see that by allowing them to break from the Master Plan so that they can play competitive sports, as well as build a large stadium, with lights and amplified sound would be totally inappropriate for this neighborhood. As it is right now, we can hear every game (40 so far this year) being played on their field - even with windows closed and air conditioning on. We can hear people talking, coaches yelling and whistles blowing very easily. The field is not at ground level, it is at a higher grade which causes the sound to carry even further into our homes. If you would like to hear what it sounds like, I welcome you to stop by our house when they are practicing in order to better understand what we are experiencing.

If you have any questions for us, please feel free to contact Sue @ 608-358-8926 or Scott @ 608-358-8921. We are hopeful that the City of Madison will do the right thing.

Respectfully,

Sue Statz
810 Woodrow St
Madison

Stouder, Heather

From: Joan <jfnuge@gmail.com>
Sent: Tuesday, August 20, 2019 2:59 PM
To: Evers, Tag
Cc: Mayor; Stouder, Heather
Subject: No to Edgewood resolution

I live in the Vilas neighborhood and I **do not** support Edgewood abandoning the 2014 Master Plan. This current tactic by Edgewood to abandon the Master Plan in order to get lights and a sound system, in order to rent out their field for profit gains, reflects a lack of respect for the neighborhoods, discourages future trust by all Madison residents and contradicts the legislative intent of the Campus Institutional District ordinance which was designed to balance the competing needs of institutions with the residential neighborhoods in which they are located.

Both Dugeon-Monroe and Vilas neighborhood have peacefully worked together with Edgewood for 18 projects since 1992. The Master Plan process has allowed Edgewood and its neighbors to coexist in mutual respect. I urge you to value this process and oppose this resolution.

Joan Nugent
1521 Vilas Ave.
Madison, Wi. 53711

Sent from my iPad

Stouder, Heather

From: Stouder, Heather
Sent: Tuesday, August 20, 2019 2:55 PM
To: Stouder, Heather
Subject: FW: Edgewood HS Master Plan

From: Jim Hartlieb <jhartlieb@firstbusiness.com>
Sent: Tuesday, August 13, 2019 2:19 PM
To: Stouder, Heather <HStouder@cityofmadison.com>
Subject: Edgewood HS Master Plan

Dear Heather:

As a Madison resident (29 Autumnwood Circle) I am writing to you today to ask you for your support and the Plan Commission's support of the ordinance that the Mayor introduced to terminate the master plan at Edgewood HS. The athletic field is an underutilized community asset. Terminating the school's master plan will be a step in the right direction towards fully utilizing the field, in alignment with the Goodman Family's wishes several years ago. Thank you – Jim



Jim Hartlieb
President

First Business Bank
401 Charmany Drive, Madison, WI 53719

Direct: 608-232-5913
jhartlieb@firstbusiness.com | firstbusiness.com

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Stouder, Heather

From: Bonnie Schey <bonitamarie@gmail.com>
Sent: Tuesday, August 20, 2019 2:01 PM
To: Rummel, Marsha
Cc: All Alders; Stouder, Heather
Subject: oppose Edgewood zoning exception

Dear Marsha,

I am a resident at 1837 Helena Street and I urge you to vote against letting Edgewood exit their Master Plan in order to create a stadium. I am aware of the years of work between the neighborhood and Edgewood to develop their Master Plan, which has allowed Edgewood to go ahead with many development projects over the past 5 years. It is unfair to the neighborhood for Edgewood to now want to abandon their Master Plan because it would not allow them to create a stadium with amplified sound and lights. Such a stadium would be highly detrimental to the neighborhood (noise and light pollution) and might result in many more games taking place there if Edgewood decides to rent it to other teams.

Other Madison schools closely surrounded by a neighborhood, like West High School and East High School, do not have a stadium and their teams play offsite. Edgewood could do the same. Allowing Edgewood to dump their Master Plan and go ahead with the stadium undermines the City's zoning process and shuts out community input.

Please vote against letting Edgewood exit their Master Plan. Thank you.

Bonita Schey
1837 Helena St
Madison, WI 53704

Stouder, Heather

From: Lyschel Bersch <lyschelbersch@gmail.com>
Sent: Tuesday, August 20, 2019 1:57 PM
To: All Alders
Cc: Stouder, Heather
Subject: Edgewood

To all,

This is a copy of the email that I sent to Alder Bidar but I want to share with the rest of you. Thank you for your time.

Hello Alder Bidar,

First, let me thank you for the wonderful job you have been doing as our alder in supporting our collective thoughts over the past years. I am sure you are aware of the Edgewood issue with the stadium. I do feel that I need to add my disquiet about how Edgewood is handling the situation. They have been told no multiple times. Yet they don't seem to understand that answer and keep pushing to get what they want like a stubborn child. They don't care who they will hurt. I have been in a friend's house across the street during practice time and we had to go into a back room to be able to talk! I can't even imagine what additional lights and sound would do to the area. Not to mention that if they are able to get away with their plan it would open up the rest of the area to the potential of a stadium in their front yard! Or, basically it sends the message that if you have enough money you can just do whatever you want without following the rules.

I hope you stand with us in fighting this stadium.

Thank you for your time,

Lyschel Bersch

413 Grand Ave

Stouder, Heather

From: Block Walter <blockwally@gmail.com>
Sent: Tuesday, August 20, 2019 11:56 AM
To: Stouder, Heather
Subject: In support of the Ordinance to Terminate Edgewood's Master Plan

Hello Ms: Stouder:

I would like to thank the Mayor for her offer to allow Edgewood HS to terminate its Master Plan. I offer my support for the upcoming ordinance as a homeowner in the neighborhood for 21 years.

In my experience, the neighborhood initially always rebuffs change only to embrace it later on. Twenty years ago the neighborhood fought against the SW Bikepath, raising concerns of traffic and bringing in people from other parts of the city.

15 years ago people raised traffic and lighting concerns when we proposed to work with the city to bring back the ice rink at Hillington Green.

But today the rink is considered a jewel of our neighborhood. Homeowners frequently describe the nearby bike path and ice rink when selling a home in our neighborhood.

I value the vibrant offerings nearby Monroe Street businesses and institutions provide to me. Likewise, Edgewood HS provides valued experiences in the Fine Arts, Athletics, and education that benefit the health of the whole community. I have no doubt a few football games and soccer games will only enhance our neighborhood further. This vibrancy is needed for the continued health of Monroe street businesses and restaurants. We need to bring in people from other parts of the city and region to remain healthy as a neighborhood and maintain the city's tax base.

Wally Block
426 Hillington Way

Stouder, Heather

From: ltheinz@sbcglobal.net
Sent: Tuesday, August 20, 2019 10:46 AM
To: Stouder, Heather
Subject: Vote YES in support of the ordinance to terminate

Dear Ms. Stouder,

We are writing to ask the Plan Commission to vote YES in SUPPORT of the ordinance to terminate Edgewood's Master Plan. We encourage the Plan Commission to listen to the voices in support of Edgewood from throughout the Madison area. The wishes of a small minority of neighbors should not outweigh the health and well-being of an institution that has existed on that site for more than 100 years. Madison residents deserve the opportunity to choose a strong, healthy private high school. A strong extra-curricular program is a vital part of any high school, and sports are one major piece of that programming. Edgewood students and their competitors deserve the right to compete on the field.

We look forward to the resolution of this issue. It has been a sad, divisive chapter and city leaders have far more pressing issues to be spending time on than whether a high school should be able to make use of its own property for its obviously intended purposes. Its time for the nonsense to stop and for Edgewood to be able to serve its students in the best way possible.

Thank you,
Terry & Elizabeth Heinrichs
Madison 53705

Stouder, Heather

From: Bremer, Caryl <caryl.bremer@edgewoodhs.org>
Sent: Tuesday, August 20, 2019 10:25 AM
To: Stouder, Heather
Subject: Edgewood's Master Plan

Dear Ms. Stouder:

I am asking you to vote YES in support of the ordinance to terminate the Edgewood High School Master Plan. I am now a resident of Middleton, so I can't share my frustration with the Mayor or an Alderperson. My late husband and I sent our five children to Edgewood.

Although it was our choice to send them to a private school, we lived in a large home on the West Side of Madison for 49 years and hence paid substantial real estate taxes to Madison for those years. We always supported public school improvements because we felt our future community leaders would come from ALL schools. It is incomprehensible to me that public schools are allowed to provide their students with athletic facilities, in spite of noise, traffic and other annoyances, but a private school is not. Please help us achieve our goal!.

Mrs. Caryl F. Bremer

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

From: Patricia Friday <patricia.friday72@gmail.com>

Sent: Monday, August 19, 2019 9:43 PM

To: Stouder, Heather <HStouder@cityofmadison.com>; All Alders <allalders@cityofmadison.com>; Mayor <Mayor@cityofmadison.com>

Subject: Alderman Evers Proposal

I am in favor of the resolution proposed by District 13 Alderman Tag Evers that would correct a loophole in the Campus Institutional District Zoning laws. The resolution would require that changes to a campus would still need to go before the Plan Commission for consideration.

The Campus Institutional District was designed to balance the competing need of institutions with the residential neighborhoods in which they are located: a fair and equitable way to proceed. The clarification proposed by Alder Evers should be adopted by the Common Council to protect the needs of both institutions and neighborhoods. Both can then ask for changes through the Plan Commission.
Thank you for your consideration.

Patricia Friday
1050 Woodrow Street
Madison WI
53711

Proposed Stadium, Edgewood High School

Plan Commission, c/o Heather Stouder,
hstouder@cityofmadison.com

Madison Alders
allalders@cityofmadison.com

Marie Trest
2310 Monroe St
Madison, WI 53711

August 22, 2019

Dear Alders and Members of the Plan Commission,

I urge you to oppose the resolution to allow Edgewood to repeal its Master Plan.

When the City of Madison developed its new zoning ordinances, there was never any intention of allowing an entity to abandon its Master Plan agreement. Edgewood has benefited from its Master Plan by completing building projects approved therein; they should not be allowed to take those benefits without accepting the limitations they wrote into the Master Plan to gain approval. **If they would like to change something now, the City has provided a mechanism – the Master Plan amendment process.**

Edgewood's Master Plan was negotiated over four years with the surrounding neighborhood associations and the City with the background of decades of discussions. Neighborhoods are the building blocks of Madison, and our zoning laws have been carefully designed to weigh the benefits of a potential development against the harm it could cause surrounding neighbors. Further, there is a space in the process for neighborhood input. Edgewood is trying to make an end run around their neighbors.

In a broader perspective, **if the City allows Edgewood to repeal its Master Plan, any agreement made with other entities will be undermined.** Public faith in zoning agreements will be lost. What would it mean if an institution could create a 10-year plan, develop buildings carefully negotiated against other policy and use, and then walk away? This is what Edgewood is demanding. The City should uphold the law, even facing the threat of a lawsuit, as essential to our democratic processes.

I would also like to share my perspective as a Monroe St homeowner with property overlooking and within 100 ft of the Edgewood High School practice track and field. Neighbors are experiencing harm from the illegal uses of practice field. I ask that you **oppose any expansion of the facility due to the harm it causes to the livability of neighboring properties.**

Homeowners surrounding the proposed stadium do not oppose it because we fear what conditions might be like; we object to the stadium because we know what a stadium would mean, having already experienced disruption in our homes and properties during games and practices held on the field since the 2015 changes to the field.

These are views from our home. Note that there is no buffer whatsoever between many homes and the field - contrary to Edgewood's claims of trees blocking light and sound.



Bedroom view



Living area views

Before 2015, there were about 4-6 lower level games in the fall (JV/freshman football) and 4-6 JV girls soccer games in the spring, and sometimes even less than that. These games were more of the nature of a practice with low attendance.

In the spring 2019 season alone, I documented over 40 games. All of these games occurred with Edgewood having been given notice that no competitions were allowed under their Master Plan agreement. Edgewood has shown they will not follow the rules.

Some of the games had nothing to do with Edgewood at all including the regional college lacrosse tournament that lasted 7 hours. This is not just about a few football games but about monetizing the field at the expense of surrounding residential neighbors.

As one example, this video of boys soccer, linked below, was filmed Oct. 25, 2018 at 5:23pm, with no zoom, from an open bedroom window as would typically be the case in spring, summer, and fall. Before filming, I took sound measurements using the National Institute of Occupational Safety and Health (NIOSH) Sound Level Meter app on my iPhone. This app has operated within +/- 2 dB of a calibrated sound meter, so readings provide a reasonable estimate of noise, and these levels are consistent with the professional sound studies performed by experts for neighbors and Edgewood itself.

<https://youtu.be/v6lqzhcy-zg>

Crowd noise was above 70 dB throughout the cheering with peaks above 80 dB *in our home* with the existing conditions. I have measured 84dB level noise during other games inside our home with crowd sizes of less than 200. The Madison Noise Ordinance limit is 65dB. They were using a portable amplified sound system to announce players; however, the amplified sound is almost completely eclipsed by the crowd noise. I did not take sound measurements at the loudest parts, since I was filming. Please note the increase in sound at 0:31 when the goal is scored; this is what has been so disruptive about the games played on the field.

This event disrupted our family's evening. My husband was up at 3:30am in Afghanistan, where he was deployed, to 'join' us via video chat for a rare family dinner. By 5:15pm Madison-time, *the noise in our home with the windows closed was so distracting that we gave up on having a family conversation*. The increased frequency of game events on the Edgewood High School practice field have so negatively impacted the livability of our property, whether gardening, relaxing on our back porch, watching a movie, or sharing a meal, that we had considered moving and converting our much-loved home into a rental property even before the stadium proposal was formally submitted.

Technological fixes cannot mitigate crowd noise; allowing Edgewood High School to increase the capacity of the stands to 1200, with no daytime limits of use, and to expand their hours of field use by installing 80 ft high mount lighting would create a burden on the surrounding neighborhood and further harm our ability to enjoy our properties. Even practices, which could utilize lights every day, are audible in surrounding homes with repeated whistles (above 70dB) and group chanting.

I appreciate your time reading my concerns as a neighbor. Edgewood's desire to develop a stadium is simply incompatible with the proximity of residential property and would create an unreasonable burden and harm to neighbors. A stadium is not a necessity at this location, Edgewood has other options. I hope the city will reject the resolution to repeal to Edgewood's campus master plan and enforce current zoning agreements.

Sincerely,
Marie Trest

Rachel Durfee
848 Woodrow Street
Madison, WI 53711
(608)231-3115

August 22, 2019

Dear Mayor Rhodes-Conway, Madison Alders, Madison Plan Commission and City of Madison Planning and Zoning Departments,

I am writing to ask you to:

- 1. Oppose the resolution which would allow the Edgewood Campus to voluntarily withdraw from its Master Plan.**
- 2. Re-write/amend the Campus Institutional Zoning Code to clarify its intended purpose and close the unintended loopholes (ie. amending sections 28.097(2) and (3) to require conditional use approval)**

Allowing Edgewood to abandon the Master Plan would go against the legislative intent of the Campus Institutional District Ordinance, which was designed to protect the City's interests, as well as the City's ability to balance the competing needs of the campus institution and the neighborhoods in which they are located.

Edgewood High School's Objective is to create an Athletic Complex that is WIAA compatible and to play all of their home games (day and night) on this field. To do this they need **80 foot lights** and an **amplified sound system**. They want to expand the current bleachers to the scale of a **grand stand for 1300 people**, with a press box, concessions and storage.

As a person who has lived on Woodrow Street for 25 years, adjacent to the Edgewood Campus, the use, value and enjoyment of my home is directly affected by what happens on the Edgewood Campus and will be directly affected by this decision. Homes lie within 100' of the field and campus and have an involuntary front row seat to every game and practice. The large increase of games to 40, hosted by Edgewood this year were disruptive to myself and my neighbors in terms of traffic, parking, noise, the use of portable sound systems and crowd behavior. Over the years, we neighbors have said "yes" to a lot of development on the campus. Development of the field into a stadium is a major issue that I have always vehemently opposed as completely incompatible with this historic neighborhood.

Edgewood's desire for a Stadium is nothing new. During the development of Edgewood's first Master Plan of 1997, Edgewood High School proposed the same plans for the field. This idea was rejected and dropped during Edgewood's discussions with the neighborhood as incompatible with the neighborhood.

The Current Master Plan (dated 2014, approved in 2015), which was negotiated in good faith by all involved parties, does not include light, sound or the grand stand. The Master Plan defines the use of the field to be for practice and physical education classes. **Edgewood knew that expanding the use of the field for games, as well as the addition of stadium lights, amplified sound and a grandstand were opposed by the neighborhood.** Edgewood High School President, Mike Elliot, in *The Wisconsin State Journal*, in a June 15, 2015 article about the field rebuild, stated that understanding. "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 to expand the amount of outdoor practices we can hold especially in the spring. That is our focal point.'" Thus, **Edgewood specifically chose the words "team practices" and "physical education classes" as the only two approvable uses of the field in the Master Plan.** They are now trying to claim that those two uses "imply" or "obviously include" playing games. They do not.

In 2016 Edgewood came back with the proposal to turn the field into an "Athletic Complex" that is WIAA compatible, complete with **80 foot lights** an **amplified sound system** and a **grand stand for 1300 people**, with a press box, concessions and storage building. In anticipation of this plan happening, Edgewood shifted playing the bulk of its home games to the Edgewood Campus (in violation of its Master Plan).

After the neighborhood once again opposed this proposed expansion as incompatible, Edgewood started its quest to get around the Master Plan and the Zoning Code. Edgewood proposed and then withdrew from amending its Master Plan. Next Edgewood tried to get a building permit for the 80' pole lights and amplified sound system to end run the Zoning Code and process. Next, Edgewood appealed to the Zoning Board.

During the Zoning Board of Appeals meeting on July 11, 2019, Edgewood sought to appeal a City Zoning Department determination of non-compliance with Edgewood's Master Plan. The non-compliance was due to Edgewood's playing games on the field that had been defined in the Master Plan as a field for "practice and physical education." During the meeting, the Zoning Department clearly stated that **the purpose of the Master Plan is to protect the City of Madison's interests and to enable the City of Madison to balance the interests of the Campus Institutional entity and the neighborhoods.**

At that meeting a major flaw and loophole in the City of Madison's Zoning Campus Institutional district was exposed. That loophole, according to the Zoning Department, is that if a Campus Institution entity were to withdraw its Master Plan, then it can freely build anything that is less than 4000 sq ft of interior space without the need for a Conditional Use Permit process. For Edgewood, this would give them the ability to erect the 80' pole lights, amplified sound and grandstand seating for any number they choose without having to go through a conditional use process. There are a whole lot of things that Edgewood, or any Campus Institutional entity could do that would be below this trigger of a Conditional Use Process. At the same time, free from a Master Plan, Edgewood High School (or any Campus Institutional entity) would be free from the requirements and provisions defined by the Master Plan.

This loophole goes against the whole purpose of the Zoning Regulations, to protect the City's interests and to enable it to balance the interests of the Campus Institutional entities and the neighborhoods.

As a resident and neighbor of Edgewood, I count on you to protect my interests and to protect the trust I have placed in the city regulatory and input process. **It is for these reasons that I ask you to oppose the resolution which would allow the Edgewood Campus to voluntarily withdraw from its Master Plan and to re-write/amend the Campus Institutional Zoning Code to clarify its intended purpose and close the unintended loopholes.**

Thank you,

Rachel Durfee

848 Woodrow Street
Madison, WI 53711

From: Brian Downey <brian.downey@stratcomm.us>

Sent: Friday, August 23, 2019 11:57 AM

To: Stouder, Heather <HStouder@cityofmadison.com>

Subject: Request to have the City Plan Commission vote YES in support of the motion to terminate the Edgewood Master Plan

Dear Ms. Stouder:

I am writing in support of the improvements to Edgewood Athletics facilities and, specifically, approval to terminate its current Master Plan (as the City suggested and now is balking at). As a long time Madison resident with a student currently enrolled in Memorial High School, I have been disappointed in the unequal treatment Edgewood has received compared to other academic institutions in Madison. In my 20+ years in Madison, I have attended a Council meeting only once and never asked to speak. I will be attending the upcoming meetings to speak in favor of Edgewood receiving fair, unbiased treatment and holding the City to doing what it has promised in this process at a minimum.

Sincerely,

Brian Downey

3502 Country Grove Drive

Madison, WI 53719

From: pat.patwilliams@gmail.com <pat.patwilliams@gmail.com>
Sent: Monday, August 26, 2019 7:58 AM
To: Stouder, Heather <HStouder@cityofmadison.com>
Cc: All Alders <allalders@cityofmadison.com>
Subject: Vote FOR Tag Evers proposal to amend city ordinance item 10 and vote NO on item item 14, repeal of Edgewood's Master Plan

I live at 1916 Keyes Avenue, Madison 53711.

Please vote YES on Alder Tag Ever's proposal to amend city ordinance governing institutions without a Master Plan. I believe this is item 10.

Please vote NO on repealing Edgewood's Master Plan. I believe this is item 14.

If the Master Plan is repealed, you will then repeal all the neighborhood contributions it has made since Edgewood's Master Plan first developed in 1997. Edgewood and a neighborhood committee have been meeting monthly since 1997.

Edgewood High School in June walked away from discussions with the neighborhood despite hiring a facilitator to help resolve issues. I've included a link below with the minutes of the meetings.

In addition, I've included a link to the 2014 Master Plan and selected neighborhood involvement. As you can see, repealing the Master Plan also repeals the vehicle for neighborhood discussions and involvement. What is a city but a collection of neighborhoods that have a voice in what happens on their neighborhood?

.....
2019 Collaborative Working Group:

Edgewood hired Russell Consulting for a facilitation. Edgewood did not want to use the Edgewood/Neighborhood Liaison Committee which has been in existence since 1997 and is also described in the 2014 Master Plan. Edgewood and the Liaison Committee had been meeting at least monthly since 1997. Instead Edgewood High School decided they wanted a new group, called the Collaborative Working Group. It was formed and started meeting in April, 2019 until Edgewood walked away from discussions to resolve neighborhood issues in June, 2019.

The link to the 2019 Spring/Summer Collaborative Working Group meeting minutes and documents is below.

The One Drive from the CWG meetings is here: <https://onedrive.live.com/?authkey=%21AD0LWCiJvanyk8A&id=597512B1BC4A50E1%21226737&cid=597512B1BC4A50E1>

Also, Edgewood's Master Plan frequently describes neighborhood involvement and Edgewood's commitment to working with them. Here is the link to the 2014 Master Plan. https://www.cityofmadison.com/planning/projects/reports/1000ecd_Master.pdf

The 2014 Master Plan describes this as well as working with the Edgewood/Neighborhood Liaison Committee since 1997 and its Plan to be "sensitive to the impact that growth can have on surrounding neighborhoods" (page 6, 1.1, Master Plan Purpose)

I have taken the liberty to list some relevant sections of the Master Plan are relevant.

- Page 6, 1.1, Master Plan Purpose, "The Campus Master Plan will provide a basis for implementing development decisions so as to benefit all three institutions and the neighborhood by: ... Providing solutions for mitigating neighborhood impacts of future development and growth"

- Page 9, 1.3, Agreement on Master Plan Process Describes 2-3 year process of working with Edgewood/Neighborhood Liaison Committee from 2011 through 2014. page10 lists MasterPlan meetings.

Page 52 through 61, One of four sections of the 2014 Master Plan called titled "Neighborhood and City Processes". Describes the Edgewood/Neighborhood Committee as serving "as a coordination and communication vehicle" for Edgewood and surrounding neighborhoods for the last 15 years.

Page 54, 4.1, refers to documents in this section of the 2014 Master Plan contains documents that "are the product of our work as the Edgewood Neighborhood Liaison Committee."

Page 59, 4.3, refers to "Affirming Past Agreements" and states that "The three Edgewood Schools reaffirm their commitment to the Edgewood Neighborhood Liaison Committee as a primary vehicle for ensuring strong partnership and communication."

Thank you for your consideration.

Patricia Williams

To: City of Madison Plan Commission, Chair and Members

From: David Abbott and B Angela Abbott, 2309 West Lawn Ave, Madison, WI 53711.
Friday August 23rd, 2019

Re: Meeting on Monday August 26th, 2019.

Item: Edgewood High School's motion to exit their Master Plan

Dear Ms. Stouder and members of the Plan Commission,

My wife Angela and myself implore you to oppose Edgewood High School's motion to exit their Master Plan. We have lived on West Lawn for 28 years and raised our family there. Like our neighbors, we love Dudgeon-Monroe. With sidewalks everywhere, we can walk to local parks, lake, stores and eating places, including Michael's. It is a quiet, calm, but energetic and family-friendly neighborhood. Living one block over from Edgewood High School's playing field, we have long learned to tolerate the intermittent intrusion of noisy games on weekday evenings and on Saturdays. These have become noticeably more frequent.

So we were appalled to learn earlier this year that Edgewood was circumventing its Master Plan and planning to erect a new stadium with sound and light systems to enable more games, including at nighttime. Unable to do this without due public process, Edgewood is now requesting you to exit its Master Plan so that it can impose crowds and noise pollution on us that recent studies show will damage our mental wellbeing. We have such respect for the public process that led to the approval of Edgewood's current Master Plan, and the balanced co-existence and wellbeing that it achieved in our surrounding neighborhoods, that we cannot believe that Edgewood would ask you to trash this process, and our public trust in it, for their own selfish ends. At issue is not the occasional high school football or soccer games, but the future scheduling of many more games and events with piercing sound system and searing stadium night lighting designed to hype up much larger crowds than currently turn up. Edgewood is fully aware of the suffering this will inflict on us, its long co-existing neighbors. Still, Edgewood ask you to circumvent a trusted public process to impose this blight on us. We implore you not to grant this request. Instead, guide Edgewood High School to engage in the trusted and open public process so that it is transparent as to what they are proposing and what alternatives can be proposed. You will then enable a better environmental outcome for all and provide a clear indication that due public process is real.

Thank you.

David Abbott (dhabbott007@gmail.com)

B Angela Abbott (dhabbott007@netscape.net)

From: yvette jones <yvettedesigncraft@gmail.com>

Sent: Saturday, August 24, 2019 8:20 AM

To: Planning <planning@cityofmadison.com>

Subject: No stadium

Inserting a football stadium into a tightly planned neighborhood makes no sense. The surrounding families will have their home lives disrupted incessantly. Edgewood was previously willing to honor their commitments and work with the neighbors. They should not be allowed to change the tenor of the neighborhood in a desperate attempt to attract more students.

Thank you,

Yvette Jones

--

Yvette Jones

(608)251.7501

From: erichschmidtke@yahoo.com <erichschmidtke@yahoo.com>

Sent: Friday, August 23, 2019 11:44 AM

To: Evers, Tag; Holmes, Natasha

Subject: Fw: Important EHS Field Update

Hello Tag and Mayor's Office,

Here's a message I received from Edgewood College about them filing a discrimination lawsuit against the City because of unequal treatment in denying them use of their athletic field (see below). I don't think City resources should be spent in fighting this, let's use the money instead for something beneficial like Parks or services.

I haven't understood this controversy from the get-go, why all the yard signs in opposition? Madison Memorial High School plays games on their fields, including night games sometimes, UW Madison plays games that completely overwhelm this neighborhood... pretty much every school in the state plays games at their facilities, why can't Edgewood? Edgewood has been a good neighbor for many years and generously lets neighbors use their track. I feel somewhat shabby at how this neighborhood has treated them. Please do not use any City resources to continue this misguided fight.

Erich

Edgewood High School (EHS) has twice promised not to build a stadium.

It is well documented that Edgewood agreed not to build a stadium in 1992 in talks that resulted in the Master Plan program that is still in force after 22 years. That was what the neighborhoods around Edgewood got from the agreement along with the less important predictability in campus changes. Edgewood got a much-streamlined process for city approval of new buildings. DMNA has supported all 15 major building projects completed over the years. If all Edgewood's new buildings are to remain, in fairness the stadium should not be allowed.

More recently, it is also well documented that Edgewood High School renewed its agreement to use its athletic field only for gym classes and as a practice field in the current Master Plan. Neighbors have surmised it was because they knew the neighborhoods would not have signed off on it. Now that they have gotten their Plan-approved building project, they want to abrogate the agreement in order to build the foresworn stadium. Shameful! Even more problematic in the long term is the precedent set if they are allowed to terminate the agreement before its end date. It calls into question the reliability of these agreements and trust in city officials. It would be a shame as this process has worked well for all for many years and replaced an acrimonious one we are very reluctant to go back to.

It is laughable that Edgewood's sports program is religious in nature. Looking at West High, within a mile of Edgewood and with a similar campus (as does East High) in a similar residential location—and also without a stadium—points to the practical reason why EHS shouldn't have a stadium, and especially in the stadium's worst possible location (see below).

The behavior of EHS without a Master Plan is easy to imagine. There appear to be few brakes on the stadium—and potentially other aspects of the location in the middle of a residential neighborhood. I strongly urge you to oppose their early withdrawal from the Master Plan and to work to make sure that an unbending entity with no concern about its neighbors—or even to engage in discussions--isn't allowed to ride roughshod over the interests of its neighbors.

Neighborhood impact: a nightmare location for a new stadium

It is the worst possible location on their too small campus, right at the edge of their property along 2 streets lined with small-lot houses. More than 80 households within 30 to 250 yards would be seriously affected by a heavily used playing field literally on their doorstep. This spring EHS held nearly 60 competitive events in 2 months (not counting those held outdoors the rest of the year, notably football). If they begin using their portable sound system for practices or rent out the stadium, the impact will be amplified.

With a stadium neighbors would experience extreme degradation of quality of life. They wouldn't be able to use their yards or open their windows without the equivalent of being in the bleachers for a game in which most have no interest. Technical data on a professional sound study commissioned by No New Stadium showed that any event drawing a crowd and with a sound system would greatly exceed the current noise ordinance and on an extremely frequent schedule. For instance, it predicts 150 people alone will exceed the noise ordinance @ 65 decibels. Soccer with only 100 people at the field would be 80 decibels, again with no sound system or the music commonly broadcast over stadium sound systems. Most events would far exceed these examples of course.

The irregular roars of the sound system and crowd would extend to a much larger portion of the neighborhood. Last spring I was painting a fence on a windless sunny day when a track meet started. I know because, at 4 blocks away, I could make out the referee's almost continuous announcements. That is at an annoying level if it is as frequent as it would likely be, and competes even with conversation outdoors.

In addition, the tall lighting would disturb sleep of nearby residents—and wildlife--according to a study by No New Stadium. The crowds for a big game will likely clog surrounding streets for parking and traffic and provide late night entertainment for those same residents as they leave. We can't assume that all Edgewood parking would be available for every competition.

The home stadium would have no significant positive impact on the EHS Community. Less than 25% of their students come from neighborhoods around EHS (I understand that the 25% includes all of the 53711 zip including Fitchburg) so nearly all would be getting into a car to attend any large competition whether it's at Edgewood or elsewhere! The field could be successfully located anywhere within a few miles as it has been at Middleton without inconveniencing anyone more than a few minutes.

It seems likely that a stadium sales pitch would only net them a few students who can't make the team at larger high schools. School spirit is nebulous and not really location based as public school staff will tell you. Further, it is unlikely a small school of 500 or so will be a football powerhouse, the probable goal. Lastly, high school football is widely observed to be on a downward path since the revelation of physical damage to players more than a decade ago.

A Stadium just a distraction from EHS core tasks

This project is an obvious distraction from the school's core mission: providing a quality small college prep school with excellent teachers and attention to each student. That is what will get their students into good colleges and attract more students. Fights & lawsuits with neighbors over the stadium's impacts will take a lot of time and money from other tasks like marketing the superior college prep experience needed to increase the small

enrollment. The poisonous atmosphere will take a terrible toll on needed future cooperation with the neighborhoods.

A Chronology of recent EHS behavior

EHS began to talk at the periodic liaison (with neighborhood reps) committee meetings about a stadium approximately 6 months after the current Master Plan was signed, fueling suspicions that this EHS strategy was used as they knew the neighborhoods wouldn't allow a stadium in the Master Plan. They refused to engage in a discussion of compromise, or even neighborhood concerns voiced at the public hearing, at Edgewood-Neighborhoods Liaison meetings and refused repeated attempts by the Dudgeon-Monroe Neighborhood Assn. (DMNA) president last fall to begin a more formal discussion—or any discussion at all—to find a compromise.

EHS told us at the fall 2018 public hearing for a Plan Commission presentation that they could no longer play at Middleton and they had been unable to find another venue. Edgewood created the crisis: Per Middleton High officials EHS stated they wanted their own stadium and refused to begin negotiations for another contract. Middleton told us they would be happy to take EHS back. If that falls through, 5 or 6 suburban highs are within driving distance with stadiums bordered by cornfields. An urban industrial area could also be considered.

EHS orchestrated a November and December daily letter to the WSJ editor campaign by parents that routinely disparaged the neighbors and never mentioned any neighborhood impacts. Only in February did EHS agree to talks with the neighborhoods, then shot down all ideas presented for compromise, and ended the talks midstream. They also attempted to evade the Master Plan prohibition by dropping the buildings, and unsuccessfully requesting a permit for the lighting. A sound system and bleachers apparently are beyond city control. The 3 features would have given them a functional stadium and even the two would have allowed stadium size events. Shockingly easy!

Then they began to play competitive events at the athletic field all spring in clear violation of the Master Plan. This summer they tried in vain to convince the city Zoning Commission that the stadium was never really denied in the Master Plan. And now a lawsuit contending religious persecution! Edgewood High School is behaving as though the world owes them exactly what they want regardless of how it affects others.

Worries for the future

I—and many of my neighbors—are very upset about the gap in city ordinances. That Edgewood could have a functional and fully impactful stadium with only a lighting permit is horrifying. We apparently need a definition of a stadium that lists those elements (a sound system, special lighting, and/or a large quantity of seating) alone as constituting a stadium, as those are the

elements that drastically impact neighboring homes. Obviously such stadiums must have close regulation in operation as well.

We are also very concerned about the enforcement of the noise ordinances. According to the Zoning staff, the police enforce the ordinance if and when they have time as a low priority. Since virtually all competitions will exceed the city sound ordinance of 60 decibels in a residential setting, this sets neighbors up for endless monitoring, fruitless complaints and frustration. Efforts this spring to report game violations didn't go well. Clearly the ordinance does not deal with an extreme and regular violator and the Police Department hasn't the time or tools to enforce it effectively.

And dealing with EHS without an enforceable Master Plan, whether it is now or at the end of the current Master Plan period, is an alarming proposition as we would have little leverage. A number of operational concessions Edgewood has made over the years would be unenforceable and it is clear that they have no interest or concern for their neighbors or regard for municipal rules. With apparently failing schools, who knows what they will do? For instance, Edgewood initially outlined a larger stadium with 1200 seats and expressed interest in renting out the stadium to other schools and non-sport events. Edgewood College has just moved its weekend continuing education program from a remote location. Other changes may be in the offing.

I hope this will be helpful,
Ann Clark, former DMNA President

From: Marc Gartler <mgartler@gmail.com>

Sent: August 26, 2019 1:39 AM

To: Stouder, Heather <HStouder@cityofmadison.com>; Parks, Timothy <TParks@cityofmadison.com>

Subject: amend sections 28.097(2) and (3) of the Campus Institutional Zoning Code--Legistar file #56981

Dear Plan Commission,

I am writing to ask you to amend sections 28.097(2) and (3) of the Campus Institutional Zoning Code to require conditional use approval, as suggested by Legistar file #56981.

The Campus Institutional District without a campus master plan should not allow for significant land use changes without conditional use review. Because there are many land use cases that can significantly affect neighboring properties without the construction of a 4,000 square foot building, it would be poor policy to allow changes to occur simply because a property owner is in a CI district.

I live immediately adjacent to the Edgewood campus CI District, and—should Edgewood ever be without a Master Plan—do not believe they should be able to change their usage of their property to include a parking structure, transportation center, stadium, or any other secondary use without conditional use review. Nor do I think residents living next to other CI districts should be at risk of a development that could have significant impact on their property, without a public process that allows them the opportunity to address the development.

Thanks,

Marc Gartler

820 Woodrow Street

From: Steven Krantz <skrantz@princetongroupsports.com>
Sent: Tuesday, August 13, 2019 9:04 AM
To: Evers, Tag
Subject: RE: I support Edgewood and the Lights

Also, I live in Vilas at 1715 Adams Street

Steven Krantz
Vice President
(608) 554-0700 x 250
Princeton Group Sports

From: Steven Krantz
Sent: Tuesday, August 13, 2019 9:04 AM
To: district13@cityofmadison.com
Subject: I support Edgewood and the Lights

Tag,

I support Edgewood and the lights and I do not support your end around ordinance change that you are proposing.

I fully expect that my voice will be counted.

Steven Krantz

Regarding: Item number 10 Legistar item number 56981 on the August 26th Plan Commission agenda.

Submitted by: Jon Standridge, 1011 Edgewood Ave. Madison WI 53711

I am a past president of the Vilas Neighborhood Association and a long time member of the Edgewood Neighborhood Liaison team. I have spent a lot of time working within the CI zoning and the Master Plan Zoning regarding the Edgewood Campus. Both of these zoning ordinances are excellent examples of zoning rules at their best. The CI zoning was forward thinking and new when it was first adopted and therefore not quite perfect. The proposed amendments to Sections 28.097(2) and (3) of the CI code makes good sense. Uses of outlots without buildings could have huge impacts on neighbors and should be required to go through the conditional use process. I urge you to approve the amendment to the zoning code.

From: Andrew J Statz (staff) <ajstatz2@madison.k12.wi.us>

Sent: Friday, August 23, 2019 2:11 PM

To: Bidar, Shiva <district5@cityofmadison.com>; Fey, Nan <NFey@cityofmadison.com>; Stouder, Heather <HStouder@cityofmadison.com>

Subject: Thanks!

Shiva, Nan, Heather: Thank you each for your time to help MMSD -- and me personally -- to process through the implications of Legistar file #56981 re CI districts and conditional use.

MMSD will take no position on this amendment at the Plan Commission meeting next Monday. Also, I will not be in attendance so I can address my agenda items at our Board of Education meeting.

With gratitude,
-- *Andrew*