

From: [Susan Pastor](#)
To: [Plan Commission Comments](#)
Cc: ledell.zellers@gmail.com
Subject: Fwd: Hanson Road Plan - place on file
Date: Monday, June 21, 2021 2:24:51 PM

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Hello,

Please see my comments below on the amendment to the Hanson Road plan, number one on the 5:30pm agenda today. I had looked up the list of committee members prior to realizing this address existed, and it is fortunate that it does - it appears the list of commission members is in the process of being updated.

Thank you, take care, and all the best,
Sue

Sent from my iPad

Begin forwarded message:

From: Susan Pastor <skpastor@uwalumni.com>
Date: June 21, 2021 at 2:16:45 PM CDT
To: bcantrell@charter.net, district20@cityofmadison.com,
jshagenow@yahoo.com, erics@cows.org, klanespencer@uwalumni.com,
ledell.zellers@gmail.com, district3@cityofmadison.com,
nicole.solheim@gmail.com
Cc: allalders@cityofmadison.com
Subject: **Hanson Road Plan - place on file**

Hello Plan Commissioners,

I am writing as a resident of the Greater Sandburg Neighborhood and a founding member of our neighborhood association, which includes the area covered by the Hanson Road Plan.

I am writing to ask that you consider more than what has become a mantra which today seems to override any other concern, "we need housing", and place this item on file. I will be registering in opposition, but I am unable to attend today's meeting.

If I could appear by Zoom, I would ask you to please especially consider the following:

- The addition of 554 units on the outskirts of the city, not adjacent or walkable to any recreational or shopping area,

looks like urban sprawl; looks like promoting/extending our culture of driving and cars.

- The nearest park space is Churchill Heights' small neighborhood park. The refrain is "we need housing." Beyond this, what are the criteria and concerns for the quality of life in, and the vibrancy and connectedness of this planned area as a living space? (Or, do we envision that it is just a series of bedrooms in a bedroom-like "community" on the outskirts of town.) Greater Sandburg is still in process with a library and community center we desperately need. There is already no community meeting space in this area. Who do we envision will live in this "neighborhood", without the amenities we associate with living in the city?

I would also invite you to come see this area, if you have not, and to envision the impact on our existing neighborhood as well as on other important and overarching concerns.

I realize we don't connect development processes with these concerns. From an exclusively development perspective, they can appear extraneous. But these considerations are not extraneous. This plan forecloses other options for our community and affects human health, the environment, and sustainability.

- Should we really be building in the already terribly degraded Starkweather watershed? Instead of filling wetland, investment in the restoration of the natural environment, which also contributes to human health, would be preferable.
- In light of what the pandemic revealed about food insecurity, perhaps we should have a moratorium on the conversion of farmland to any other use right now, besides encouraging growing food for local consumption.
- How will air quality be affected by the addition of one or more cars/residence and the relocation of the bus barn to Hanson Road?

Eventually - if not on this development, we need to connect these dots, or we will continue trying to grow little plots of sustainability around the edges of what we are determined to do regardless.

At a minimum, please slow this down to consider the impact on

sustainability-related concerns and to allow the neighborhood to have a meaningful say. These dots need to be connected not just for this proposal but for others as well. Although perhaps the letter of the law has been met in terms of holding meetings and emailing volunteers who are the neighborhood contacts, this has evolved under the limiting conditions of the pandemic. Perhaps that benefits the "process" and pleases developers, but it cannot be said to be genuinely democratic. It would be a stretch to say that anything like a democratic process has occurred.

Sincerely,
Sue Pastor
2502 Green Ridge Dr.

From: [Kathryn Pensack](#)
To: [Plan Commission Comments](#)
Subject: Comment on rezoning on 4205 Portage Rd, Agenda item#3, legistar #63216, PC meeting 5/24/21: Requesting No New Gas Lines and environmental elements
Date: Sunday, May 23, 2021 12:38:27 PM

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

To the Plan Commission,

You are considering a request for rezoning of land at 4205 Portage Rd. from Temp. A (Agricultural District) to TR-U2 (Traditional Residential Urban 2 District). Such rezoning would be necessary to develop 350 or more multifamily housing units.

We are writing to you as members of 350Madison concerned with reducing the CO2 output of Madison's buildings.

The built environment is a major producer of CO2 and every new building will be a factor in CO2 production for decades to come.

Since this land (57 acres) is currently zoned Temp. Agricultural, we assume there is no public utility infrastructure (no gas lines, no electric lines, no water lines) on the land. Given that assumption, we propose that the City of Madison move forward with this development **ONLY** if it could be developed as an all-electric multi-family development. That means we propose that this area include **no gas utility lines.**

If the project does move forward as an all electric multi-family housing development, it would include geothermal, electric all-weather heat pumps, solar rooftops, access to public transit, limited parking with an abundance of EV charging stations, walkability, and greenspaces.

Thank you for your attention,

Kathryn Pensack and Judy Stadler
Members 350Madison