

3/1/2022

To: City Madison Plan Commission
Alder Syed Abbas
Tim Parks City of Madison Plan Commission
Dan McAuliffe City of Madison Plan Commission
Sherman Ave Neighborhood Assn.

Re: Rezoning 702 Ruskin St
Madison, WI 53704

Dear Sirs/Madams

My name is Douglas Nelson and I am the lease holder for property located at 702 Ruskin St Madison, WI. This letter is a follow up to my letter of 2/14/2022. I am writing to oppose the rezoning of 702 Ruskin St. from IL to CC-T and CN zoning.

At the 6/29/2020 Plan Commission meeting it was discussed at length about the the park space to be 14.1 acres, and an amendment was proposed to enlarge it to 16 acres, which was rejected. Now the plan is again showing 16 Acres of park space, by taking thru rezoning, of 1.85 acres of land that I currently have 3 buildings on, that Ten businesses operate from. During the 6/29/2020 meeting it was pointed out by Mr.McAuliffe that the Green Space could be expanded by moving the boundary to the South. Why would the Plan Commission rezone property that current has Three buildings on it, to CN Conservancy, rather than expand the Green Space to areas that are currently Green Space. It makes no sense to me.

At no point in the meeting of 6/29/2020 did any of the commission members nor staff inquired about what was currently on the proposed area to be rezoned to CN. I have attached an aerial photo to show you what rezoning will look like and how it will impact the current use. There are 10 businesses operating out of those 3 buildings and employ Forty plus employees. If this were to be rezoned, I am not sure how many businesses would want to remain at 702 Ruskin St or make a move to outskirts of town. The commission continues to show concern about the importance of displacing home owners from this area, what about business owners.

As you know most rezoning is done when there is a change of use. But not here! Why? Mr.McAuliffe letter dated April 19th 2021 describe options for 702 Ruskin St 1) Rezone to be consistent with the plan. 2) Rezone to TE, which allows residential development as an conditional use or 3) Keeping it IL and rezone when request for use changes. I am asking you to keep it IL as a rezoning will not allow me to expand and or change exterior of what's there without a conditional use permit.

The plan calls for 14.1 acres of Green Space. Keep the 14.1 acres, but not on land that is already built on. Take the Green space, if needed, from areas that is already Green Space.

I went to most of the neighborhood meeting and at no point did the neighborhood, city staff or planning personal show 702 Ruskin as CN zoning. If it would have, I would have objected to that. I feel that this whole plan has been approved and modified by city staff and commissions without any input from the current occupants and business owners in this area. I really feel that the whole process is lacking transparency by changing what the neighborhood pointed out as to what is important to the North side

in the OMSAP meetings and what we now have before us. Has anyone from staff contacted any of these business owners? I don't believe so. The Plan Commission needs to slow this process down and let the business owners in this area voices be heard.

I and my wife of 30 plus years are life long residents of the North Side. We are invested as neighbors, business owners and community members. We are not absent land lords. We provide a service to many businesses in this area and would like to continue to do so. If the zoning change is completed on this property it create a financial burden and it takes away a major portion of this properties value.

I made plans back January to out of the country on March 7th 2022. If I would have know this was on the agenda for the 7th of March, prior to making my plans to leave the country, I would have planned on being at the meeting. Unfortunately I found about the zoning change by accident watching the Plan Commission meeting on February 7th, 2022. I am asking you to table the rezoning ordinance number 69538 to a date and time to be determined to allow a broader discussion on how this would affect current business owners in this area.

Sincerely

Douglas Nelson
Cascade Investment Group, LLC
608-235-0466



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To Be rezoned CH.

Google Earth

40 m

Camera: 611 m 43°06'30"N 89°21'42"W 256 m