

Fields, Debbie

From: Dolores Austin <dolores.austin@gmail.com>
Sent: Tuesday, June 20, 2023 11:02 AM
To: All Alders
Subject: Agenda item 75151 (Hope & a Future - zoning)

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

To Whom It May Concern:

I am writing in support of a zoning change to accommodate the expansion of the Hope and a Future community. (Please note that I mistakenly registered to speak but I am not able to attend the meeting today. My apology for this mistake.)

Hope and a Future is an intentional, intergenerational community that enhances the quality of life of all the people there. In addition, it is an asset to the Madison area in general.

I am an active senior citizen. I have experience with caring for loved ones in the home under challenging circumstances. Also, for several years my elderly mother was a resident in a care facility here in Madison. Fortunately, in both situations, my family members received good care and did not experience too much isolation. I am painfully aware that not everyone is as fortunate as my family has been.

Many people experience loneliness today. People across generations need help to achieve and maintain economic security. Young families are struggling to keep stable housing or purchase homes. Hope and a Future provides a way for people to come together in strength to create community, reduce loneliness, and achieve security. Furthermore, the program offers us a vision and a model of how to build a full community life for all of us. This project is well managed under the leadership of Karin Krause, whom I have known and admired for many years through my volunteer work with a project called the Social Good Accelerator.

I strongly urge you to approve the necessary zoning changes for Hope and a Future. It will be an asset to all of Madison.

Thank you.

Dolores "Jackie" Austin

1128 Spaight Street, Madison, WI 53703

608-719-9689

From: [Kyle Judd](#)
To: [All Alders](#); [Plan Commission Comments](#)
Subject: Agenda item 75151 on 6/20/23 - 1115 South High Point Rd
Date: Tuesday, June 20, 2023 1:03:40 PM

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To the Alders:

I am a Madison native and I have been a resident at 1129 Meadow Sweet Dr. for the past 3 years. I am writing regarding the plans by Hope and a Future (HAAF) for their intergenerational living project.

Their current proposal to construct a large building with 19 family units, increased parking, and a daycare facility raises significant concerns for us. Despite our complete support for HAAF's mission, the scale of this building is set to drastically alter our primarily single-residence neighborhood. We proposed two reasonable solutions to HAAF: 1) position the facility closer to the West along High Point Road, which would significantly lessen its impact to all of the surrounding properties, and 2) install a fence and evergreen trees around the North and East end of their property to mitigate potential disturbances. Specifically, there will be 9 or 10 new balconies directly overlooking my backyard and facing right into the windows of our home. That is much different than having additional single family homes nextdoor.

Despite the feasibility of relocating the building, HAAF has unfortunately refused to consider this suggestion. Therefore, we strongly urge the Common Council to require HAAF to both consider relocating the building and to install and maintain a fence and new evergreen trees around the boundaries that border our properties. We believe these measures are reasonable requests that would greatly assist in preserving the peace and character of our neighborhood.

In relation to the above, we also want to express our disappointment regarding the lack of support from our Alder, McKinney. We respect Alder McKinney but feel that her prior involvement with HAAF as a member of their board (*until last week Monday, hours before the plan commission meeting*) has led to a conflict of interest that has denied us her guidance and support in this matter. The entire purpose of the plan commission and common council is to give a voice to the community at a neighborhood and district a level, it feels as though the decision to approve the zoning and conditional use permits for HAAF was made long before we had a chance to object and air our concerns. The City of Madison has processes and procedures in place to allow its citizens a voice and allow for fair proceedings. It was our expectation that our input would be equitably considered throughout this process, but this has unfortunately not been the case. It is our hope that the Common Council will listen and strongly consider the interest of the neighborhoods and home-owners of the properties surrounding HAAF come to an impartial, fair decision for all parties involved.

In conclusion, we fear that the construction of this large building will significantly devalue our properties and disrupt our peaceful community life. We believe these impacts could be mitigated by addressing our simple requests for the building's relocation, as well as for fences and evergreens. To date, HAAF has disregarded our requests, hence our appeal to the Common Council to intervene.

Respectfully,

Kyle Judd

From: [Lynn Peyton](#)
To: [All Alders](#)
Cc: [Robert Peyton](#)
Subject: Opposition Agenda Item 8, Legistar 75151
Date: Tuesday, June 20, 2023 1:36:40 PM

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

Dear Common Council:

We are writing to express our opposition to Agenda Item 8, Legistar 75151, the proposed rezoning and development at 1115 S. High Point Road. We live in the Valley Ridge Neighborhood, and are two homes away from the eastern property line. We believe that Hope and a Future has an interesting and helpful idea in developing their “therapeutic intergeneration interactive neighborhood”, but believe that developing on this particular piece of property has undue impact on the surrounding areas.

The planning commission is recommending approval, as suggested in the city staff’s report, despite the report’s acknowledgement that the plan is not in alignment with both the Comprehensive and Raymond Road High Point Neighborhood Plans and would not be considered if this was a new developer on unused land. Their reasoning for the exception is: 1. The low density of the proposed development and 2. “Establishment of use outside the city prior to attachment”. This recommendation focused on the project in terms of purely housing density does not acknowledge the impact of the full project, including the adult daycare and child daycare. With staff and participants from outside the property, this aspect of the project increases the concerns detailed below including traffic, noise and privacy issues. Additionally, daycares are not currently, and have never been, part of the use of the property so should be taken into more consideration and not included in the “establishment of use” as indicated in the recommendation.

We believe that the city’s representatives, plan commission and Hope and a Future have failed to address significant concerns about the project. Our specific concerns about this project, and the events that have led up to this point, are as follows:

- **Traffic safety concerns on S. High Point.** The current/proposed driveway is right at the point that southbound South High Point Road reduces from two lanes to one. This creates an increased likelihood of accidents with the increased traffic in and out of the property, especially at daycare drop off and pick up, which are already high usage times on S. High Point. Less than a quarter mile south, at Velvet Leaf Drive, a passing lane was added due to multiple accidents in a similar configuration. This may be further heightened if Meadow Sweet Dr. is extended, and then there will be 3 left turns within less than .25 miles within a short stretch of road that is reduced to 1 lane going south. This plan should not be considered without a plan to extend the two lanes south the full length of S. High Point or incorporating passing lanes or turn lanes for each of the roads and driveway.

- The City's requirement to allow a reservation to continue Meadow Sweet Dr to S. High Point Road should be addressed more thoroughly:

- This should be considered more thoroughly whether this requirement is necessary given the current project plans. This continuation was in the Comprehensive Plan, but as noted, the Plan Commission is going outside of the plan in recommending approval for this project. We can see little benefit to sticking to plan to continue the road. If the property was being developed into a single family neighborhood like its surroundings, this configuration would make sense. However, to put a public road through a private property that will have no use for it, may unnecessarily impact the safety as well as generally disrupt residents at both HAAF and Meadow Sweet Dr.

- Plans for this should be finalized and available to the public for comment prior to the Common Council vote. The builder and Hope and a Future should be required to submit plans prior to the Common Council vote and the public should be allowed to review and comment. This is one part of the plan that most immediately affects the neighbors in Valley Ridge, along with anyone who travels along S. High Point Rd. (as noted with safety concerns above).

- Potential future development if allowing SR-V2. We are concerned with rezoning, that if Hope and a Future's plans fall through or the property is later sold, the property will be vulnerable to the much higher development density that SR-V2 allows, and that development would have even greater impact on the items noted in this letter, and be even further out of alignment with the High Point-Raymond Neighborhood Development Plan. If applicable, a condition to return to the originally intended HM-1 zoning should be included if this plan does not move forward.

- Hope and a Future's failure to incorporate any of the changes to the design to minimize impacts on the immediate neighbors. There were four meetings between HAAF and the neighbors. Although the builder did provide some alternatives based on the neighbors concerns and explained the limitations, ultimately HAAF made no concessions and a representative at the Plan Commission meeting stated the proposed changes were cost prohibitive.. The Zone Commission did enforce placing privacy fencing on the northern lot line by the parking lot, but that is the only thing to come from the 4 meetings. Concerns include building on the part of the property closest to adjacent neighbors, the largeness of the building and its multiple uses, impact on noise, light and destruction of natural habitats that currently border the land.

- Alder McKinney's involvement with Hope and a Future. We have no specific complaints about Alder McKinney or her behaviors during this process, and appreciate that she stated that she would recuse herself from Common Council votes due to being on the HAAF board and has now subsequently left the board. However, we do feel this was an uncomfortable conflict of interest from the beginning of the project and our neighborhoods should have had more neutral representation throughout the process.

We respectfully disagree that this development is in line with the overall plan for the area due to its scope and usage, and request not that the Common Council not agree to rezoning or conditional use. Hope and a Future's goals are admirable. However, this location and current plan have too many negative impacts that are being minimized or unacknowledged, and should be further addressed before approval of the plan. Thank you for weighing our concerns as you make decisions about this development plan.

Robert and Lynn Peyton
1133 Meadow Sweet Dr.
Madison, WI 53719

Fields, Debbie

From: David Strunce <strunced@gmail.com>
Sent: Monday, June 19, 2023 6:04 PM
To: All Alders
Subject: Agenda item 75151 on 6/20/23 - 1115 South High Point Rd

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

To the Alders:

I have lived at 7617 Welton Dr. for 29 years. During that time, most of the land behind our house has changed from a beautiful rolling meadow to a large housing development. We did not object to that development because they are single family residences like the ones in our neighborhood.

The other part of our property shares a boundary with what used to be a farm. Years ago, the farm was sold to Hope and a Future (HAAF) for their intergenerational living project, but they were not significantly changing the farm buildings, so we didn't object to that.

Now, they want to build on the property a large building with **19 family units, increased parking and a daycare facility for children and adults**. Needless to say, this is a significant change to the surrounding neighborhoods.

I know of no one in the surrounding neighborhoods who objects to the mission of HAAF. We do object to the large multi-family building going up in the middle of our single-residence neighborhood. Our requests have been simple: 1) construct the facility closer to South High Point Road instead of putting the building and parking along the boundaries of our houses, and 2) place around the boundaries of our houses: a) a fence to reduce pedestrians/sound/light from the traffic and activities of HAAF and b) evergreens for the same reasons and to block the vision of the large building and expanded activities.

The Plan Commission did not seem inclined to make them change the location of the building on the site. So, we consider that request a lost cause. However, **we beg the Common Council to require HAAF to install and maintain the fencing and the evergreen trees**. This is a small request, and we are baffled as to why HAAF has refused to agree to this simple request. They have always said they will "take it under consideration," but, after 4 months and 4 meetings, it is still being "considered." In the last meeting, the HAAF architect told us in a condescending tone that "We don't consider fences to be good neighbors." Please tell them that the fence is appropriate in this case and also the evergreens.

And, unfortunately, we have not had the benefit of assistance from our previous and current Alder McKinney. Until a week ago, she was a member of the HAAF Board of Directors. She resigned last week from the Board, but it was too late for us to have the benefit of her counsel for the Plan Commission. In fact, Karin Krause of HAAF assured the Plan Commission that Alder McKinney was still in favor of the project, even though she resigned. This is in no way a criticism of Alder McKinney, for whom I have the utmost respect. However, we feel we could have gotten some help from our Alder to help negotiate a peaceful settlement (fence and trees) had she not been conflicted.

In summary, we feel that:

- 1) Our ability to enjoy our homes and the value of those homes will be reduced if this large building is built.
- 2) Some of this devaluation could be reduced by granting our simple request for the fences and evergreens.
- 3) Hope and a Future has completely ignored our requests for these reasonable asks.

We, therefore, ask that the Common Council require HAAF to install and maintain a fence and new evergreens around the boundaries that border our properties.

Respectfully,
David Strunce

7617 Welton Drive
608-332-2650