

July 12, 2026

**Re: Legistar File #93508; Cond. Use - 2219 Monroe St - Edgewood HS Stadium**

Dear Plan Commissioners, City staff, and Alder Evers,

Since the 1990s, no matter has generated more concern for our neighborhood than the stadium proposals put forth by Edgewood High School. Though neighborhood opposition has been consistent in the past, today we at the Dudgeon Monroe Neighborhood Association find ourselves on the cusp of supporting a stadium proposal. **We would support the proposal with adequate conditions of approval from the Plan Commission, as detailed below.** We believe there is a way to address the most important concerns of both Edgewood and our neighborhood.

In 2020, When Edgewood High School proposed a stadium in [Legistar file 60001](#), our comments in opposition detailed not only concerns about noise and lights, but also the unfortunate deterioration of the relationship between the neighborhood and the school. On April 30, 2020 DMNA [wrote](#) to the Plan Commission:

*Edgewood High School has repeatedly stated that they have been a good neighbor, or were continuing to work with neighbors, or have sought compromise. From our perspective, Edgewood's assertions are not only false but deliberately so.*

For many in our neighborhood, the mistrust only grew as that proposal wound its way through the Zoning Board of Appeals, Common Council, and federal court.

It is worth detailing how things have been different this time. I recently wrote the following to DMNA's governing Council:

*I know many in the neighborhood grew very mistrustful of EHS the last time the school proposed a new stadium, and as someone who was one of DMNA's Edgewood liaisons during that time I can affirm there were good reasons for that mistrust. My experience of EHS leadership this time was markedly different, and I am appreciative of President Kevin Rea's role in particular. EHS' process and communications throughout seemed to reflect a sincere attempt to take neighborhood concerns seriously, while also advocating for the school's needs. What prevailed was an environment of mutual respect and an assumption of goodwill that allowed us to find common ground, work through communication challenges, and develop a joint statement that we think can serve all parties well.*

The Joint Statement (File 93508 attachment 7) does not assert DMNA's unconditional support for the project. Rather, it was developed as a reflection of our discussions, agreements and mutual hope that Edgewood's application could eventually meet with the approval of the neighborhood. After Edgewood presented a concept for a stadium without lights to the neighborhood in November 2025, a series of meetings between Edgewood, VNA, and DMNA occurred.<sup>1</sup> Both neighborhood associations and Edgewood sought to balance the school's desire for increased crowd capacity and improved amenities with neighbors' wish to ensure that noise and other impacts will not become disruptive to the use, value, and enjoyment of neighboring properties. Eventually we found a productive path forward by

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<sup>1</sup> Much credit should go to Alder Evers, who did not contribute to the statement itself but helped facilitate the process and kept us moving forward. City staff were also extremely helpful, attending meetings when requested and answering questions from all parties as they arose.

orienting around the idea that neighbors could accept the larger capacity crowds we expect to be infrequent in exchange for fewer uses of amplified sound overall.

In May we began work on the Joint Statement. It was largely completed based upon Edgewood's presentations about the project, but DMNA did not see actual project plans prior to their submission to City staff on June 2nd. When those appeared in Legistar, neighbors notified DMNA leadership about concerns that there was insufficient information about the sound system and lighting, and that the storage building would not fit with the character of Woodrow Street and the rest of the Edgewood campus. We conveyed these concerns to Edgewood and reiterated our priorities. The sound system information from July 8 and lighting plan from July 7 are demonstrative of the ongoing communication and attempts by Edgewood to address concerns, and we are appreciative. It is imperfect—the heat maps for 80 dB and 90 dB maximum are identical in coloration, rather than showing the larger impact of 90 dB—but our trust of the current Edgewood administration has grown to the point where we suspect no ill intent from this oversight.

We continue to proceed in this way today. Throughout discussions and negotiations over the past few months, DMNA representatives have made it clear to Edgewood and Alder Evers that the only way the neighborhood association can support this proposal is if there is some way to provide reasonable assurance that future Edgewood administrations will honor any agreement. Just as Edgewood is looking to the stadium as a way to positively impact their athletics program and spectator experience for many years to come, as a neighborhood association we are necessarily thinking about the long-term future of our neighborhood. Since neighbors cannot deconstruct a stadium once it is built, we need to ensure that the most critical concerns of neighbors about noise or lighting are not subject solely to the goodwill of a given Edgewood administration or board.

Conditions of approval provide an opportunity for that assurance to be created. The conditions recommended in the staff comments will help considerably, and most reflect elements that appear in the Joint Statement. However, we do not agree with the staff suggestion that some conditions should be amendable by approval of a minor alteration to the conditional use by the Director of Planning and the Alder. It was critical for neighbors that the Joint Statement include substantive limits on when amplified sound will be used, and any addition of lighting or use of the stadium after dark would be a major neighborhood concern. The reason there has not already been broad neighborhood outcry about the proposal is that use after dark has not been suggested, and Edgewood was willing to concede certain uses of amplified sound. Accordingly, conditions should not be reviseable without a public process that involves neighbors directly.

**If the proposal is modified by the conditions of approval recommended by staff *without* the allowance for “minor alterations” then DMNA’s position will be one of support for file #93508.** We look forward to continuing a positive and neighborly working relationship with Edgewood.

Thank you for your consideration and your service to the City and its residents.

Sincerely,

Marc Gartler, President, Dudgeon Monroe Neighborhood Association