

From: [Joel Sacramento](#)
To: [Plan Commission Comments](#)
Subject: Voit Farm Development
Date: Friday, August 11, 2023 7:35:19 AM

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

Sent from [Mail](#) for Windows

I live in the Eastmorland Neighborhood and wanted to share my concerns with the upcoming development of Voit Farm.

The major concern for me is the destruction of natural habitat for flora and fauna in the area and the increase in traffic. I also want to include the following:

1. There should be preservation of land; that not all of the existing farmland be paved over for streets and buildings.
2. Building sites should be designed for energy efficiency, using geothermal, solar, green roofs, and other techniques to reduce carbon footprint and encourage a non-car-centric, walkable and friendly environment.
3. The Chicago Avenue extension should be a bike /pedestrian only bridge.
4. Fewer roads should cross Milwaukee St.

Thank you for your consideration.

Kindest Regards,
Carol Robinson
218 Silver Rd.
Madison, WI 53714

From: [Cynthia Poe](#)
To: [Plan Commission Comments](#)
Subject: Voit Farm Rezoning and Redevelopment
Date: Thursday, August 10, 2023 4:25:54 PM

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Hello,

I am writing in regards to the most recent development plans for the Voit Farm property. I am glad to see that the plans include a green corridor along Starkwater Creek and zoning that would allow for cooperative and co-housing options as well as traditional apartments and townhouses. I would hope that these housing options will lead to a multi-generational community. In particular, I would like to see co-housing developed with seniors in mind.

Beyond that here are other suggestions for the proposed development.

1. The amount of land set aside for community farming (four tenths of an acre) is too small. Not only is more green space a plus for human health, but community farming is popular in Madison as is local sourcing of food. The demand for such space exists. Moreover, community farming brings people together and encourages healthy eating not just for the farmers and their families, but also for those in the neighborhood.
2. Don't extend Chicago Ave. across Starkwater Creek. That additional concrete is likely to increase erosion and pollution in the creek corridor. Vehicle traffic across the creek will certainly disrupt the experience of this green space.
3. The streetscape should incorporate green infrastructure to help manage stormwater. This includes winding streets, rain gardens, bioswales, and other gardens and plantings in the street terraces that are more than trees surrounded by concrete.
4. I'm not a fan of the grid pattern for the housing area. Surely the developers can be more creative. Additionally, what would be nice is a pedestrian and bike path that cuts through the housing development at an angle to the streets, if that could be done without increasing impermeable surfaces. The plans envision pedestrian pathways that follow streets, privileging the car's impact on design.

Thank you for your attention to this matter.

Best,
Cindy Poe

Sent from [Mail](#) for Windows

From: [Maria Salvat](#)
To: [Plan Commission Comments](#)
Subject: Stark weather creek land
Date: Wednesday, August 9, 2023 8:35:06 PM

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Fewer roads should cross Milwaukee st.

Sent from my iPhone

From: [Chris Wagner](#)
To: [Plan Commission Comments](#)
Subject: Saving Voit Farm and Surrounding Wetlands
Date: Thursday, August 10, 2023 12:27:22 PM

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

On August 8th, Madison resident Jennifer Sheppard wrote the following in regard to the proposed development of the Voit Farm and the surrounding area in comments to the Planning Commission:

Madison and its character, charm and reason people want to live and move here is quickly being eroded away by developers who do not have enough concern for the land and aesthetic of the city. Money seems to talk in all situations of course, and it seems the government is happy to destroy our greenspaces (essential to quality of life) creeks, lakes and wetlands for the almighty dollar. I will echo what many have surely said, 1. TOO MANY proposed roads crossing Milwaukee street. 2. Chicago avenue extension bridge CANNOT allow anything but foot and bike traffic 3. EXTENSIVE consideration needs to be made for runoff for the vast amount of pavement that the developers plan to add. Not to mention heat absorption and reflection in an every warming climate. 4. Height and aesthetic considerations should really be taken to heart. All these gross cookie cutter complexes and houses are stomach turning. Buildings tower and block out sunlight all around them and view of trees and sky. As these developing neighborhoods become uglier people's property values nose dive as well. I urge the city to reconsider the whole project, honestly.

I am writing to wholeheartedly affirm and agree with her letter and to urge the City of Madison to reconsider this plan. I wish I could write my own words now, but I am dealing with the recent tragic death of a loved one, and my energy is zapped. But in honoring those that have passed, I must also honor those that come after me and in so doing, I would be remiss not add my voice to this call to consider the long-range consequences of this ill-advised plan.

Madison claims to be a progressive town with leaders who value the land we inhabit and honor those who were its past stewards; now we must honor the next seven generations to come and save this beautiful greenspace from destruction.

Sincerely,

Christina Wagner,
1009 High St.
Madison, WI 53715
608-658-2272

cwagnerz@yahoo.com
Chris Wagner

Madison, WI

From: [Randy Coloni](#)
To: [Plan Commission Comments](#)
Subject: Comment related to Starkweather plat application
Date: Thursday, August 10, 2023 1:58:17 PM

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As I have had discussions with neighbors I have been surprised to hear several people suggest that they would be in support of having some taller, high density buildings (e/g 8 or even 10 stories) in exchange for more open land for garden and agricultural space.

As an example could the 120 flats proposed in the 3-5 story building on lot II be transferred into taller structures on other lots (perhaps lots 1 & 2), thus maintaining density and revenue while freeing up 65,054 sq ft of land for more agricultural / garden / small animal space.

I suggest this because, while it is true that Madison desperately needs more housing, it also needs to preserve urban agricultural space and avoid paving over natural soils while providing a place where residents can garden together and connect in a common endeavor.

From: [Randy Coloni](#)
To: [Plan Commission Comments](#)
Subject: Comment regarding Starkweather Plat application
Date: Thursday, August 10, 2023 2:12:27 PM

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Living near Milwaukee St I have witnessed a massive increase in the amount of traffic and time it takes to get onto Milwaukee St from Walter, Harding, Lansing, or Leon Streets. The idea of 3 new intersections crossing Milwaukee St seems like a bad idea to me. By the same token, I am aware that 1000+ new units of housing will generate many cars needed to exit the development, and I think doing so via a Chicago Ave extension would be a terrible approach in requiring a major bridge across Starkweather Creek, and ecologically fragile area which should be protected as a green corridor for nature and wildlife.

Thus I suggest to you that there should be serious exploration of some road configuration that would allow cars to exit to the east, connecting in some fashion to Corporate Drive, where immediate access to highway 51 and Milwaukee St would well handle increased traffic flow. I know there are issues related to a conservation park and some wetland features, but I believe an exit to the east would be a less damaging option than the others. Thank you for taking the time to consider this input.

From: [Jennifer Sheppard](#)
To: [Plan Commission Comments](#)
Subject: NO TO VOIT FARM DEVELOPMENT
Date: Wednesday, August 9, 2023 10:35:30 AM

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Madison and its character, charm and reason people want to live and move here is quickly being eroded away by developers who do not have enough concern for the land and aesthetic of the city. Money seems to talk in all situations of course, and it seems the government is happy to destroy our greenspaces (essential to quality of life) creeks, lakes and wetlands for the almighty dollar. I will echo what many have surely said,

1. TOO MANY proposed roads crossing Milwaukee street.
2. Chicago avenue extension bridge CANNOT allow anything but foot and bike traffic
3. EXTENSIVE consideration needs to be made for runoff for the vast amount of pavement that the developers plan to add. Not to mention heat absorption and reflection in an every warming climate.
4. Height and aesthetic considerations should really be taken to heart. All these gross cookie cutter complexes and houses are stomach turning. Buildings tower and block out sunlight all around them and view of trees and sky. As these developing neighborhoods become uglier people's property values nose dive as well.

I urge the city to reconsider the whole project, honestly.

Sincerely,

Jennifer Sheppard, SASY resident

From: [Rita Baldacchino](#)
To: [Plan Commission Comments](#)
Cc: rcoloni60@gmail.com
Subject: VOIT FARM DEVELOPMENT
Date: Wednesday, August 9, 2023 9:45:29 AM

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

I concur with the following excellent suggestions made by SAVE THE FARM organization, regarding development of this farm. Mother Earth will be thankful, and so will the human race. Thank you City of Madison and Developer, for including them in the final design:

1. There should be preservation of a more substantial agricultural area for community gardens and farm entrepreneurs' projects, chickens/small animals, and as a gathering space for residents to connect and share, meaning that not all of the existing farmland be paved over for streets and buildings.

2. Building sites should be designed for energy efficiency, using geothermal, solar, green roofs, and other techniques to reduce carbon footprint and encourage a non-car-centric, walkable and friendly environment.

3. There should be zoning for a plot that allows for inclusion of a community ecology center, which could offer educational programming and create a focal point for neighborhood interactions and community-building such as a farmer's market, community meals, skill sharing, and possibly a festival.

4. The developers should consider donation of a few acre plot, to be specifically designated as owned by the community, to be developed by a non-profit coalition as a demo-site, based on public guidance.

5. The Chicago Avenue extension should be a bike /pedestrian only bridge. 6. Fewer roads should cross Milwaukee St.

Sincerely Yours,

Rita Cairns
1622 Lake View Avenue
Madison, WI 53704

From: [Coco Doherty](#)
To: [Plan Commission Comments](#)
Subject: Bout farm
Date: Wednesday, August 9, 2023 8:34:09 AM

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

Please leave it as a wetland don't cover it with cement. Madison is being destroyed!!!!!!

From: [rekoske2](#)
To: [Plan Commission Comments](#)
Subject: Voit Farm
Date: Wednesday, August 9, 2023 8:18:36 AM

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

Developers have destroyed Madison. Current plans will only bring more cement, more traffic, more crime, more pollution, more danger to the area. Please think about the people and the environment for a change!!!! Madison needs more wild flowers, more community spaces, more concern for our waterways and lakes.

Listen to people!!!! Ask how many think adding 3 more roads to cross Milwaukee Street is a good idea!!! Driving down Milwaukee Street is already dangerous. Good grief.

dawn

From: [Nick Boyd](#)
To: [Plan Commission Comments](#)
Subject: Starkweather LLC parcel development
Date: Tuesday, August 8, 2023 11:31:41 PM

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

Hello,

My name is Nick Boyd and I am a current resident in the Elvejem neighborhood on Dell Dr.

I'm an avid angler and enthusiastic conservation voter at all costs. I am against any development that threatens our watershed and lake chain. Nature has already been compromised with the human development in Madison, and I think capping under the guise of 'community interest' is just another way to ruin our ecosystem that is losing strength by the day.

Starkweather Creek provides more habitat and natural local entertainment that whatever they plan to do with the parcel, and utilizing the creeks is one of the last bastions of outdoor activities for low income and underprivileged citizens.

Again, I stress the importance of Preserving our watershed and the constant battle to keep it healthy.

Please consider my comment; and if needed I would love to share my opinion on a more in-depth aspect.

Protect nature at all costs!

Thank you!

Nick Boyd

414-553-6921

From: [Jacob Idlas](#)
To: [Plan Commission Comments](#)
Subject: Voir Farm Development Support
Date: Tuesday, August 8, 2023 9:52:45 PM

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

I am a Madison resident but admittedly do not live near Voit Farm. I write to support building more dense and walkable housing in our city—wherever we have the opportunity to do it. Dense walkable development is the best way to ensure we protect our lakes and the larger environment, while also ensuring Madison's affordability and long term competitiveness.

Jack Idlas
1802 Jefferson St
Madison, WI 53711

Sent from my iPhone

From: [Dana Schreiber](#)
To: [Plan Commission Comments](#)
Subject: Voit property
Date: Tuesday, August 8, 2023 3:33:37 PM

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I am a long time east sider who is really frustrated by how we have gone from ignored property, to valued to highly valued, to built over and profited off of by people that are not really invested in our neighborhood. I am not good at details, but I am pleading that you consider more than profit making... that you consider long term how our east side of Madison maintains a quality of valuing our land and welcoming people and community to enjoy the beauty we have here... The east side is being devoured by concrete and money makers... we should also be considering quality of life for the east side that many of us have resided in and loved for over 50 years. Thank you... Dana Schreiber

From: [Live N Love](#)
To: [Plan Commission Comments](#)
Subject: Voit Farm
Date: Tuesday, August 8, 2023 3:09:24 PM

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1. There should be preservation of a more substantial agricultural area for community gardens and farm entrepreneurs' projects, chickens/small animals, and as a gathering space for residents to connect and share, meaning that not all of the existing farmland be paved over for streets and buildings.
2. Building sites should be designed for energy efficiency, using geothermal, solar, green roofs, and other techniques to reduce carbon footprint and encourage a non-car-centric, walkable and friendly environment
3. There should be zoning for a plat that allows for Inclusion of a community ecology center, which could offer educational programming and create a focal point for neighborhood interactions and community-building such as a farmer's market, community meals, skill sharing, and possibly a festival.
4. The developers should consider donation of a few acre plat, to be specifically designated as owned by the community, to be developed by a non-profit coalition as a demo-site, based on public guidance.
5. The Chicago Avenue extension should be a bike /pedestrian only bridge.
6. Fewer roads should cross Milwaukee St.
7. Planting natives where runoff to the waterways occur to filter and absorb toxins. Will help with erosion control, carbon sinking and water retention with less work and chemical applications

Thank you,
Vanessa Tortolano

From: [Diane Calhoun](#)
To: [Plan Commission Comments](#)
Subject: Voit Farm Development - I would like to voice my support for the Save the Farm plan for the Voit Property. I am strongly opposed to the Starkweather LLC plan as I see the potential for a Madison version of Cabrini Green outcome. I would hope the City w...
Date: Tuesday, August 8, 2023 12:34:29 PM

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Diane Calhoun 3413 Concord Ave, Madison 53714

From: [Morgan Mayer-Jochimsen](#)
To: [Plan Commission Comments](#)
Subject: Protect the watershed
Date: Tuesday, August 8, 2023 10:05:45 AM

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I'm writing to register my opposition to responding that will lead to development of the old Voit Farm and further pollute Starkweather Creek. Please prioritize the health of the water and land that we all need to be well.

Thank you,
Morgan

Morgan Mayer-Jochimsen, M.A.

Ph.D. Student & Instructor
Educational Policy Studies
University of Wisconsin Madison
[Teejop](#)
she/her/hers

From: [Ali Parrish](#)
To: [Plan Commission Comments](#)
Subject: Voit Farm Development Comments
Date: Tuesday, August 8, 2023 9:59:49 AM
Attachments: [image001.png](#)
[image002.png](#)

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Hello,

I am a resident of the Eastmorland neighborhood, living just across Milwaukee Street from the Voit Farm property. Any development on this property will directly impact me and my community, and I want to be sure that we're being intentional about what that development looks like.

I have reviewed the development plans from Starkweather LLC and have some specific concerns to address:

1. As someone who works in climate change and previously, specifically in the stormwater impacts of climate change, I am very concerned about the lack of a plan for permeable areas. We know that land use change towards imperviable surface area decreases soil filtration, leading to flooding and water pollution. Protecting green spaces and implementing permeable structures is incredibly important and we need more of this in the development at Voit property.
2. Additionally, we need to maintain green corridors to support wildlife and environmental quality. The proposed road across the creek will devastate the green corridor of the creek. Any bridge should be limited to only a bike and pedestrian crossing, which will still allow folks to access the property from the west, but not impose too much on the corridor.
3. I think shared community spaces are incredibly important for community-building and identity and these spaces cannot go underrepresented in this development. There does not appear to be a designated space or facility where programming to support a sense of community could occur. Such a space could include community gardens, and space to support makers' and farmers' markets, skill-sharing, or other community gatherings.
4. Again, as someone who works directly in climate change, I am extremely concerned by the lack of planning for environmentally sustainable design, such as geothermal infrastructure, solar microgrid, or electric car charging stations. It's 2023 and with what we know about our need to move for a clean energy economy, there is no excuse for not including these in new developments.

Madison is a beautiful city, named the "most desirable place to live for national climate refugees." We can expect continued pressure on our housing availability, and in preparation for that we cannot allow developments in our communities that do not include these important characteristics that build climate and community resilience.

Thank you for your consideration.

Best,

Alli Parrish

(she/her/hers)

Regional Climate Outreach Project Manager

Natural Resources Institute; University of Wisconsin – Madison Division of Extension

Local office: 445 Henry Mall Rm 214A, Madison, WI 53706

alparrish@wisc.edu | (608) 262-6332



From: [Aaron McGee](#)
To: [Plan Commission Comments](#)
Subject: build taller, not farther into countryside
Date: Tuesday, August 8, 2023 9:52:10 AM

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

Dear City of Madison,

Regarding the Voit Farm and Starkweather Creek development on Milwaukee St., please re-zone this property for TALLER buildings and less overall pavement.

Roadways, sidewalks, excessively-wide bike-paths, parking lots, curb lanes, are all forms of impermeable -- and un-plantable-- land which is often times under utilized and lowers the quality of life for residents.

Voit Farm is a great opportunity to house people *vertically* in a nice looking, multi-purpose high-rise building -- instead of spread out horizontally with expensive infrastructure running to each separate house.

Please note that I'm not advocating for another generic four-story "stumpy" development; but instead a real, attractively designed 20-plus story skyscraper.

Madison needs more height in its new buildings. More people housed per acre. Less overall impermeable land per occupant. Less costly infrastructure per resident. We need some beautiful and inspiring tall buildings to look at and live in.

Please re-zone for Voit to allow developers to build upward to house more people vertically, instead of wasting this rare development opportunity with more "stumpies" like Royster and Rayovac developments did.

Thank you for helping reduce sprawl.



Virus-free www.avast.com

From: [kate knudson](#)
To: [Plan Commission Comments](#)
Subject: Voit Farm rezoning proposal
Date: Tuesday, August 8, 2023 9:48:51 AM

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Hello,

I'm writing to request that the rezoning proposal for Voit Farm in North Madison include the conservation recommendations of "Save the Farm" to preserve some of the greenspace and protect the wetlands and Starkweather Creek watershed. Paving over much of the space for the planned subdivision will grievously harm the Starkweather Creek ecosystem for generations to come.

Thank you,
Kate

From: [BENJAMIN JAMES BECKER](#)
To: [Plan Commission Comments](#)
Subject: Regarding the Rezoning of TR-V2, TR-U2, CC-T & PR
Date: Tuesday, August 8, 2023 9:34:27 AM

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

Greetings,

I am writing to say that the city should take steps to conserve critical areas of the former "Voit Farm" and should not allow development that will further damage this already sensitive watershed. Proposals to develop this space should not be considered that do not include green space buffers and intelligent design choices. The Eastmorland area is one of the few remaining areas in Madison that has been designed in such a way that makes it desirable to live in and spend time at. The common council should not compromise its responsibilities to the citizens of our city in the interests of developers looking to make a quick buck. I urge you to only consider development and zoning proposals that will ensure greater accessibility to mixed-use infrastructure, walkability, bike access and the enhancement of our green spaces and natural areas. Forward looking design and conservation steps will serve our community for many generations to come, but another cookie cutter development will only further burden our ecosystem and the underprivileged communities living in this watershed.

Thank you for your consideration,
Ben Becker