

From: [Cara Caravello](#)
To: [All Alders](#)
Cc: [Duane Caravello](#); herheim@yahoo.com; realtomarykelly@gmail.com; patricia.c.richman@gmail.com; [Sergio Bravo](#); lindntm@hotmail.com; skstroede7@gmail.com; krichman@pm.me; garveyroger@charter.net; chetherm@hotmail.com; bpiliouras@staffordlaw.com; rmanthe@staffordlaw.com; steven@fabick.com; engmau48@gmail.com; theresethompson6@gmail.com; cottercmt@gmail.com; stephyogaandmeditation@gmail.com; agrossen84@gmail.com; stephr229@gmail.com; dborchardt1@charter.net; impalapower@hotmail.com; news@wmtv15news.com; news@wkow.com; newsdesk3@wfsb.com
Subject: City Council Meeting - Re: Tiny Home Village 3 rezoning item #83478
Date: Wednesday, June 19, 2024 4:14:37 AM

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After sitting all night & listening to everyone talking about how it's important to listen to everyone, especially the neighbors that new developments affect when speaking about the Old Sauk Rd development re-zoning, I am appalled by the preaching & hypocrisy of passing the re-zoning of the Tiny House Village on Stoughton Rd as you did not give much attention to anyone except the bleeding heart stories of those the THV has actually helped. This has been passed without the studies needed for the safety of everyone, including the residents of the THV that will be residing on this site. They are very naive & very short sighted to think they are not going to have problems with homeless people that do not live there too.

I have been a previous supporter of what the THV is doing, but the fact that it has now been pushed through without listening to us has made me question my support. When Alder Knox spoke, he was talking about really taking the time to listen to the neighbors & find out what the problems are going to be. To this date, Alder Fields has chosen to only listen to the points of things in support of & people who support the mission of the THV. He hasn't taken a good hard look that the negatives or listened to the concerns we've brought up. He has intentionally misled the narrative in order to make it look like we don't care about homeless people or our community. I have a few family members that are homeless & they too don't see why they are building this at this location when there are so many other places that would be a better area for them & easier to get to, without costing the city an arm and a leg to make improvements for very basic safety.

Alder Fields has not accounted for or emphasized any of the additional projects they are planning on that site. That has been downplayed in order to focus on our opposition of "not wanting that in OUR neighborhood" in order to gain sympathy for support. That is NOT the issue we have with it. Which if they would actually sit down & talk with us rather than preach to us, they would actually find out about. But since the County has prematurely given the THV money to buy the property, pay the architects & started construction on this site without the proper zoning already in place or the community support they feign to garner, it wouldn't do to tell them they made a mistake & to find a different, more suitable site to put their institution on.

The free pantry & food stand they are planning will alone attract people to the area that do not live at that site & are not interested in getting help. That is what we are concerned about. Not the residents of the THV. It is not profiling or stereotyping because it is already happening in our neighborhood. We as a neighborhood community would not have a problem with them at this site if it were just their residents there, but that is not their intention.

They are going to have a free pantry; grow, sell & give away food in an unregulated manor; have animals at a location that is very highly travelled & this area & this site is just not equipped for all the things they plan to do there. This site sits directly on the corner of one of two entrances to this industrial park. That is going to put everyone in danger & when something bad happens as we know there will be, there will be public outcry that the businesses were at fault or “why didn’t someone say something?”. The immediate neighbors are places of business that have industrial solvents & gasses. How is that going to be good for growing food & keeping these people healthy? Which is the main goal of getting them off the streets isn’t it? “It’s better than living on the streets” I heard tonight, but at that site, not by very much!

As I said before, there are other places that could easily accommodate a new THV. This is NOT one of them. I am all for helping people, but you need to do it in a way that is not going to degrade & endanger other people in the area into also becoming homeless in order to do it. We are all just one or two paychecks away from losing everything we have in this neighborhood. In fact, during the 2008 housing market crisis, we almost did. And at the time we had taken in my brother-in-law & his 3 kids in order to keep them off the streets & away from abusive living conditions. My brother-in-law wasn’t able to work because he had leukemia. We were also working full time, taking care of our unusually large household, and taking care of ailing parents & grandparents, so losing our home would’ve been disastrous to the 12 people that relied on it.

You talk about listening to & learning people’s stories, but you dismiss mine because I can see the disaster that is waiting to happen to our neighborhood and the THV. But you just passed this re-zoning & are allowing to have the THV go unchecked & unregulated. To be able to do whatever they want, wherever they want with absolutely no consideration for the area around them.

Alder Fields & our neighborhood association only sent out 200 post cards (not 300) less than a week before the first meeting in March to people they thought would support it. No follow up to ALL neighbors in the surrounding area or to the ones that signed up to be kept informed. I had NO idea they had another meeting until one of my other neighbors told me. Our neighborhood association barely acknowledges our existence in our section. Most of my immediate neighbors didn’t even know there was a neighborhood association. It should be the responsibility of our neighborhood association & the institution that the THV actually is to keep everyone informed by more than just a notice on a blog or newspaper. Not everyone has access to computers or is aware of what a blog is or keeps an eagle eye on city notices. There should’ve been a lot more transparency, communication & getting the word out to everyone in

the surrounding area by phone calls, emails, knocking on doors, and snail mail.

It was also brought up tonight, that with regards to these re-zoning issues, you should take the culture & feeling of the neighborhood on a case-by-case basis. You all surely did NOT just because you wanted to do a “feel good, good deed”. The THV on 3rd St is in an area where there were already many homeless & has more of a downtown feel, community & amenities that cater to the homeless & therefore had an easier transition. The THV on Aberg was built out of necessity from the Covid crisis but is WAY more suited to this village as it has the Dane County Job Center & Food pantry right down the street. There are apartments, north transfer point & self-storage all around it for neighbors. We don’t have any of that at the Stoughton Rd site. We are already in danger of losing our Kwik Trip because of problems in the area as they’ve changed hours from being open 24 hours to closing at 11pm. What’s next for them is to probably pull up stakes if it continues. There is also a nursing home that they will need to walk past every day & several neighbors will have pedestrians walking past their back yard at all hours.

I’ve taken notice of the extra people walking on my street since I stood up & voiced my disapproval. These are not people that live in this neighborhood & this amount of traffic is not normal for my street. They make rude remarks & hand gestures as they go by or leave dog droppings & trash in my yard. There’s also more bikes & cars than usual doing the same kinds of things. Plus, there’s been people camping out in campers on our street when there never was before. You just allowed them to continue to bully & harass us and that’s the way they win over their new community? But tell me again how I’m stereo typing & blowing this out of proportion?!? Preaching to us & making it appear like we are some heartless selfish people is you stereotyping us! Instead of ignoring us, why don’t you take some of your own advice?!

I’ll be rethinking about voting Democratic as I usually do as well. I’m not a “Trumper”, as I’m sure ran through some of your minds reading this & my previous letters. Nor am I racist or any other disparaging label you want to throw my way. I have 7 mixed grandkids and many relatives that are a mixture of many different races. I help those I can, when I can, many times to my detriment. You preach about caring & listening to everyone, well you sadly fell VERY short on both aspects tonight with regards to this matter. All of you did. Shame on you!

From: [Cara Caravello](#)
To: [All Alders](#)
Subject: THV meeting
Date: Tuesday, June 18, 2024 11:46:21 PM

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What is not being said is the plan of having a free pantry, food stand & other types of things that all other homeless people will be flocking to. They have no plan & naive to think that they will not be inundated by the very people they don't want there either. I did support thv but this location is not a good area. It is on the bend of the industrial area. There are already community things set up for homeless in the immediate areas of the other 2 villages. This is going to bring the problems of Dairy Dr over to this site. They are not just talking about residents being there like at the other 2 thv.

From: [Cara Caravello](#)
To: [All Alders](#)
Subject: THV meeting
Date: Tuesday, June 18, 2024 11:33:54 PM

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Can anyone have a rebuttal to some of the other comments as our alder is not doing it.

From: [Jessica Jones](#)
To: [All Alders](#)
Subject: Comment in support of 6/18/24 agenda item 83478
Date: Tuesday, June 18, 2024 10:39:38 PM

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Hello,

My name is Jessica L Jones, and I have been a resident of District 3 for 11 years at 110 Milo Lane. I registered to speak at the June 18, 2024 Common Council meeting but I had to leave the Zoom before the agenda item came up. Below is my prepared statement:

I'm speaking tonight in support of rezoning 201-205 South Stoughton Road to allow for a new Occupy Madison community. As you all well know, we are experiencing a housing crisis in our city that is directly contributing to the increase in the unhoused population in Madison. The Capital Times published an article on March 6, 2024, with the headline "[Madison homeless shelters are overflowing. linked to housing shortage.](#)" I read stories of folks who previously rented and owned housing just like you and me, only to encounter a significant life challenge that shattered their housing stability. It truly could happen to any of us.

I have followed Alder Field's blog posts and the information he has gathered on the governance that Occupy Madison has instituted, and have read multiple articles about Occupy Madison villages. Their governance includes 160 hours of service to the Occupy Madison community before a person is eligible for a tiny home. They have an application and vetting process, contracts, and conduct rules in place. I believe this infrastructure, focused on maintaining the health of the collective community, encourages Occupy Madison residents to be mindful residents and great neighbors who are invested in our district. I also have interacted with the Occupy Madison community through their annual plant sale and I saw firsthand the care the community takes of its buildings and space.

I am proud to live in a city like Madison that has taken innovative approaches to meeting housing needs, in particular approving tiny house villages like Occupy Madison. I would like to see creative programs like this expand throughout the city. I'll note that my spouse and I frequent a business near the proposed Occupy Madison site, The Dog Den on Atlas Avenue, and I often walk my dogs along that stretch and past the proposed site to take them to daycare. I would welcome having a tiny village community in that space - District 3 is a terrific place to live and I'm hopeful that more people can have the opportunity to put down roots here.

Thank you,
Jess

Jessica Jones
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