

From: [Linda](#)
To: sundevils98@yahoo.com; rasoldner@madison.k12.wi.us; [Field, Derek](#); [Duncan, John](#); klanespencer@gmail.com; ["Ledell Zellers"](#); mcsheppard@madisoncollege.edu; nicole.solheim@gmail.com; pwheck@gmail.com; [Figueroa Cole, Yvette](#)
Cc: [Plan Commission Comments](#); [Rummel, Marsha](#)
Subject: Agenda #26, Legistar 80281
Date: Monday, November 13, 2023 3:33:49 PM

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GFLU map note #4

Originally it was the word "character" in note #4 that was said to potentially create a feeling of exclusion, then the exclusion argument was applied to "house-like." "House-like" should be retained.

- House-like merely provides a style of building form, a building form which would fit with the existing forms in the neighborhood. "House-like" defines what the Comp Plan says 18 times – that development should be well-integrated into the character of the surrounding neighborhood.
- Even the FAQ document for this interim update talks of context-sensitive design: "Most people interact with the urban environment based on what buildings look like and how large they are. ... A three-story building in a certain neighborhood could be appropriate because it fits within the context and fabric of the neighborhood regardless if it is 10 dwelling units per acre or 30 dwelling units per acre. The height and form of the development better dictates how it will interact with its surroundings."
- It is possible to have large residential buildings with house-like design, such as peaked roofs and porches. The design of newer buildings in the former agricultural land often have house-like features.
- "Missing Middle" adds nothing to note #4 since the existing land use category and existing zoning categories essentially dictate missing middle housing.

Changing the south 800 and 900 blocks of East Washington from Employment to Regional Mixed-Use

- Both blocks are designated in the sub-area plan (Capitol Gateway Corridor Plan) as "employment/residential" as the result of 2020 and 2021 amendments, RES-20-00739 and RES-21-00529. These resolutions recognized (1) that both blocks already had, through recent development proposals, a strong commitment to employment uses, and (2) that "Employment/Residential" means primarily employment uses, with residential uses as a secondary allowable use.
- Changing to Regional Mixed-Use would create a conflict with the Capitol Gateway Corridor Plan – employment does not need to be the primary use under Regional Mixed-Use. Further, Regional Mixed-Use promotes commercial activity while the Gateway Plan does not support commercial activity. (The Gateway Plan distinguishes employment, and states that employment districts "generally do not include retail and consumer service uses serving the wider community.")
- The Comp Plan says there should be consistency between the Comp Plan and sub-area plans, and, if there is an inconsistency, one of the plans should be amended. Instead of resolving an inconsistency, this amendment would create an inconsistency. (Staff declined to support two proposed amendments because of inconsistency with the sub-area plan.)

Please reject the change to Regional Mixed-Use for the 800 and 900 blocks. A possible substitute for note #4 is: "The limited redevelopment within this LMR area should be designed to respond to existing development with features such as front porches and peaked roofs."

Respectfully Submitted,
Linda Lehnertz

From: [Jessica Wartenweiler](#)
To: [Plan Commission Comments](#); [council](#)
Subject: Do not down zone development along arterial roads
Date: Monday, November 13, 2023 3:01:27 PM

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Greetings,

I'm writing to express my opposition to the Future Land Use map amendment targeting density reduction of low-medium residential along arterial roads. As the mayor was quoted at a recent forum, the housing crisis is the biggest issue facing our region currently. The proposed limitation on building much needed housing units only exacerbates this issue and drives up the cost of housing.

Jessica Wartenweiler

From: [Eric Welch](#)
To: [Plan Commission Comments](#)
Subject: Items 26 and 27 on the agenda, which involve amendments to the City Comprehensive Plan
Date: Monday, November 13, 2023 3:00:52 PM

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I oppose the amendment as it will decrease the amount of housing available for residents and worsen the housing crisis.

Thanks,
Eric

--

Eric Welch Painting
608-770-4020
ericwelchpainting.com

From: the-greens31@charter.net
To: [Plan Commission Comments](#)
Cc: [Slack, Kristen](#)
Subject: Comment for Plan Commission 11-13-23 Meeting
Date: Monday, November 13, 2023 2:57:27 PM

Members of the Plan Commission:

It has come to our attention that there is an issue that could come up during the Plan Commission meeting tonight. We want to express our serious objections to the Commission acting on this. It involves an LMR escalator clause. We respectfully request that the Commission avoid any action regarding that LMR escalator clause until there has been an opportunity for meaningful citizen input. Please table any proposed LMR escalator language modifications at your meeting tonight.

This clause can have serious ramifications for the appropriate development of property in an area. It is not an issue that should be taken lightly. In particular, we are concerned about the negative impact it would have on the West Side Plan. It causes the potential loss of housing options that would positively impact the housing needs of Madison residents while respecting the integrity of existing neighborhoods.

Please do not take action at your meeting tonight on any proposed LMR escalator language modifications. Any action in this regard deserves serious consideration and time for meaningful citizen input. Our City and its residents deserve this from our policymakers. Thank you for your attention to this critical issue!

Mike and Lynn Green
District 19 residents

From: [Kathy Western](#)
To: [Plan Commission Comments](#)
Cc: [Slack, Kristen](#)
Subject: Plan Commission, Comments
Date: Monday, November 13, 2023 2:02:16 PM

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Dear Plan Commission Members,

As you focus on addressing an issue realize the possibilities of detrimental consequences that could be far reaching. Thoughtful, wise guiding of Madison into the future while retaining the characteristics that maintain a Quality of Life worth living, for all ages and abilities is imperative. A quick feel-good fix isn't necessarily the right solution for longterm livability of an area.

No one has ever suggested the health benefits of spending time in or living near densely populated, high-rises blocking the sun and sky, atop expanses of concrete near heavy traffic...no one. With our serious mental health crisis and a serious shortage of mental health professionals, we have far too many people suffering with anxiety, depression and other mental health conditions that can cause anger, aggressive behaviors and increased crime. Our suicide rate is tragic. As they try to calm their insides with prescription meds, and self-medicating with alcohol and other drugs; the stress and chaos in their environment only add to their challenges. Children are not immune; we are raising a community of anxious and depressed children, replicating what we are seeing nationwide. According to Mayo Clinic there are Drs. writing "park prescriptions"; the Japanese promote shinrin-yoku, "bathing in the forest atmosphere" to boost health and lower stress. According to the National Park Services, it has been shown that being in nature reduces stress, anger, anxiety and depression, while promoting a sense of well-being and fulfillment.

Children in densely populated high-rises next to high traffic areas with concrete parking lots and massive underground parking with many moving vehicles bring a constant danger to their wellbeing. They have no control over their environment. Where will they play...ride their bikes...breathe?

Please take the time to plan carefully, quality of life is not to be taken lightly.

Sincerely,
Kathy Western
25 St. Andrews Circle
Madison, WI

Sent from my iPad

“Above all, the city and its committees should respect the wishes of neighborhoods in the planning process and not simply roll over them like an armored vehicle. Begin and end with neighborhoods, not committees. online participant.” Comprehensive Plan p. 50

My name is Diane Sorensen. I appreciate this opportunity to share my views with the Plan Commission. Numerous people have told that the scenario described by the anonymous online participant has come true: in its haste to build more and more housing, the City and its Committees are simply rolling over neighborhoods like an armored vehicle. I am, nevertheless, here to speak. I hope to prove them all wrong.

I live in Parkwood Hills, near Old Sauk Road, where there are two parcels that can be developed. Though these parcels are currently zoned SR-C1 and SR-C3, or Low Residential Use, as is surrounding property, I’ve always expected them to be developed to a higher density.. When I saw that the City’s future land use plan put this land in the LMR category this made sense. LMR development would allow the construction of housing that would fill a longstanding housing need referred to as the Missing Middle gap. What I didn’t see coming was the use of the “escalator” the allows the construction of massive 4 story apartment complexes..

As shocking as this is, City planners have made it clear that this is exactly what the City plans to allow and we should expect the properties to be re-zoned accordingly.

Statement to the Plan Commission

I think this is a wrong strategy and a wrong result. As I stated earlier, I support development of this property. It is the perfect place for building housing units that fit the “Missing Middle” gap. As noted in the recent WSJ coverage of the Bayview’s new townhouses, Missing Middle housing gives individuals and families, young and old, a precious and unique opportunity to put down roots, nest securely and join in the neighborhood experience.

As the planning memo before the Commission today makes clear, there is an inverse relationship between Medium residential density and Missing Middle development.

“ ..., staff raises the following tradeoffs/considerations for the Plan Commission to keep in mind when determining the language to open up possibilities for Medium Residential (MR) densities if (re)development is considered on these sites:

a. Potential loss of opportunity for future missing middle housing development. If language is changed to broadly allow MR, it is unlikely that LMR (missing middle) redevelopment will be proposed. Staff anticipates that instead of considering redevelopment with townhomes and/or small multifamily buildings, many developers and institutional partners may initially assume development intensities at the upper end of the MR range.”

Statement to the Plan Commission

The Commission should think long and hard before it gives up an opportunity to foster Missing Middle housing. If the City is serious about filling the Missing Middle gap, it will foster such development by designating appropriate parcels LR and LMR.

I am asking the Plan Commission to slow down enough to consider using this opportunity to support Missing Middle housing. I am also asking the Commission to give me and my neighbors an opportunity to participate meaningfully on this issue.

I request the following Commission Action.

1. Defer all action involving the LMR escalator until the West Side Plan is presented in January.
2. Direct that West Side planning staff hold meetings seeking resident and stakeholder input on the plan, with particular attention to parcels considered for LMR and the escalator or MR.
3. Alternatively, defer any action on the language defining “select conditions” until residents and stakeholders have a meaningful opportunity for input.

Statement to the Plan Commission

Thank you,

Diane Sorensen

From: [Matthew Aro](#)
To: [Plan Commission Comments](#)
Subject: GFLU map amendment comment (#42 1100 Regent block south)
Date: Monday, November 13, 2023 10:54:06 AM
Attachments: [1100 Regent South CMU info.pdf](#)

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

Dear Plan Commission members,

We believe an application we submitted to amend the GFLU map of the Comp Plan on behalf of the owners on the 1100 block of Regent (south) has not been fully considered by the Plan Commission to this date. This application was not part of the DMI application, although we support their efforts to increase housing in the area. The request is to convert the entire 1100 block south to Community Mixed Use. Thus far, the 1100 block was lumped in with other south Regent blocks and as we understand it, only the north half has been green-lighted for CMU. We ask that this item be reconsidered at the meeting tonight, and that the PC extend the CMU map change to the entire 1100 block.

The owners on the block in question support this change, and due to higher density allowed directly to the east, along with approval of the Neighborhood House site going to CMU to support up to 6 stories, we believe it has been overlooked that the 1100 block should be fully CMU to help guide future land use decisions. Additionally, the owners of 2-8 S Mills (Hong Kong Café) have sought out support from the neighborhood, area businesses, and city residents for this change. Attached you will find supporting letters and information they have collected.

If you were inclined, we ask that you reopen this item and fully consider making the entire 1100 Regent south block CMU. This will support additional flexibility for housing and other uses, while preserving options for what would be an eventual rezoning of this land. Thank you for your consideration of this amendment.

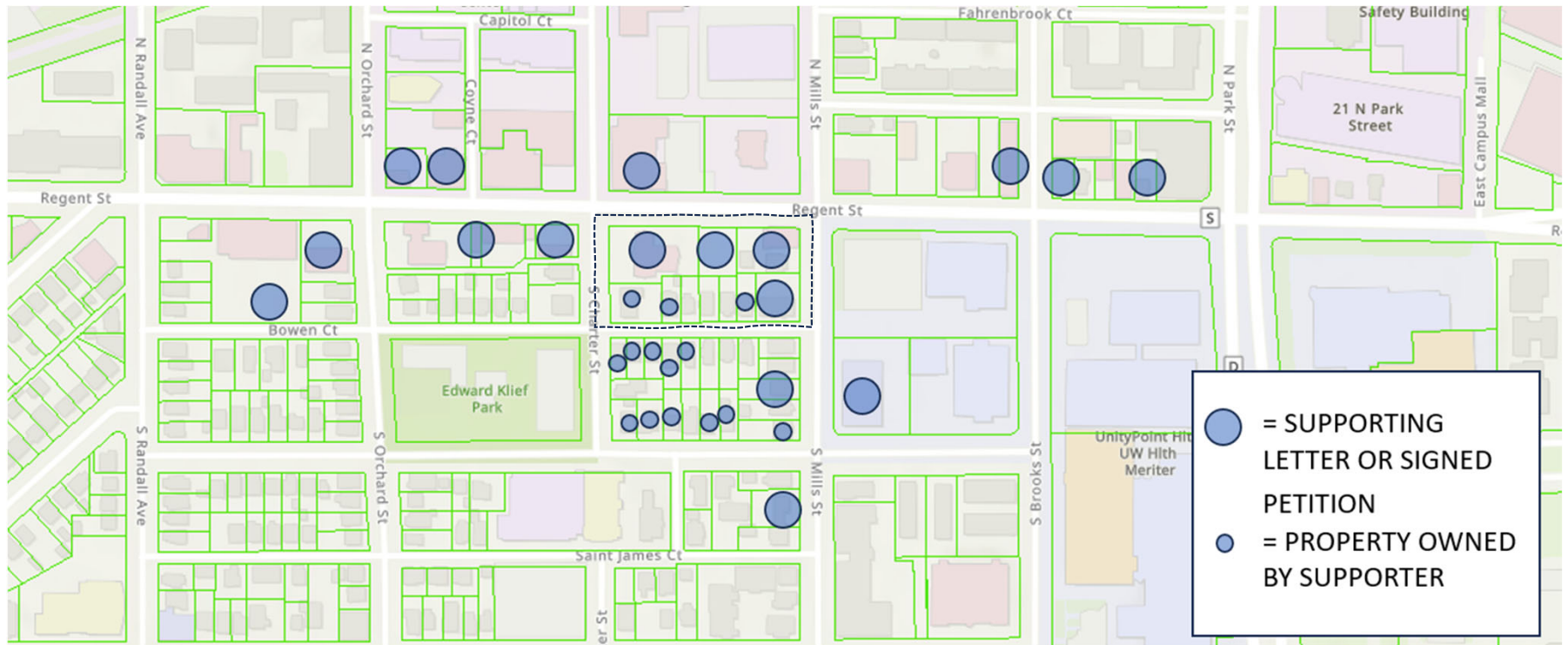
Best regards,

Matt Aro
ARCHITECT / PRINCIPAL

608 204-7464 Office
608 220-2382 Mobile



433 W. Washington Ave, Suite 400, Madison, WI 53703
www.aroerberle.com



SUPPORTERS OF CHANGING ENTIRE 1100 SOUTH BLOCK TO “CMU”

October 31, 2023

To Whom it May Concern at the City of Madison,
I have owned the home at 108 South Mills Street since 1990. I believe I am the closest homeowner to the Hong Kong Café. They opened in 1991 and have been a strong asset to the community, supporting the neighborhood and Neighborhood House for many years.

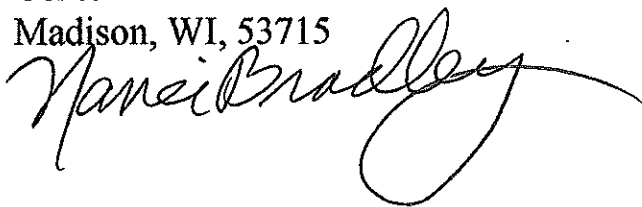
The zoning issue is odd to me. The Hong Kong Café should be allowed the same height and density as Davys Duehr or McDonalds. Terry and the Leung family have been outstanding neighbors. They work with the rental homes around them to make sure they address any concerns before they become problems and have the support of those neighbors. The management of the restaurant and activities on football Saturdays is exemplary. It makes no sense that the density and/or height allowed is different than neighboring locations on the busy throughfare of Regent Street. It is not equitable that it would be different. Certainly times have changed since the original Regent Street plan was developed. I hope you will support changes that reflect housing realities and equity in your decision making.

Sincerely,

Nanci Bradley

108 S. Mills Street—Nanci Bradley Early Childhood Education
Center

Madison, WI, 53715

A handwritten signature in black ink that reads "Nanci Bradley". The signature is written in a cursive style with a large, looping flourish at the end.

July 27, 2023

RE: Hong Kong Café, Rezoning at Higher Density than previous Neighborhood Plan

To Whom it may concern,

As a past participant in the Regent Street Master Plan and as a (long ago) former Common Council member, I am in support of higher density than the old plan recommended in approximately 2006. I support 6-8 stories at both the Neighborhood House and HK Café site. I do think affordability and net zero emissions could be threaded into quality projects at these sites and that it is equitable to allow similar densities as the Davis Duehr/Dean, MacDonalds and other neighborhood sites. There have been drastically changing dynamics that inform our current situation. What has not changed is the commitment to a strong neighborhood that both the small business of the Hong Kong Café and Neighborhood House has always shown in their work and collaboration to address neighborhood problems and concerns. What is also unique is the relative lack of homeowners in proximity to these facilities.

Although I am very familiar with nearest neighborhood homeowner and know her support for both of these neighborhood institutions.

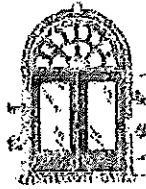
I do think additional density comes with additional responsibilities. Those trade offs are in responsive property management and maintenance with a plan to address problems as they are arising, affordability in at least some of the additional allowed square footage, and an environment design for an increasingly ravaged planet.

I hope you will make changes and recommendations with these elements in mind.

Sincerely,

Andy Heldt
608-622-5585;

CC: Terry Leung, Hong Kong Café
Tag Evers, District 13 Common Council (can you please share this with Madison's oldest community center?)



Neighborhood House Community Center
29 S. Mills St. Madison WI 53715
neighborhoodhousemadison.org
Madison's first and oldest community center
Est. 1913

Laura Gundlach, Executive Director
Neighborhood House Community Center
29 S. Mills St.
Madison WI 53175

July 27, 2023

I am writing to express the wholehearted support of Neighborhood House Community Center for the zoning change of 2 S. Mills Street from its existing designation of Neighborhood Mixed Use to Community Mixed Use.

The owners of the property and proprietors of Hong Kong Cafe have been enduring friends and partners of Neighborhood House, which is located just half a block away from the restaurant. Phil, Terry, and their siblings are valued members of our community and they have consistently demonstrated a strong commitment to fostering positive relationships and contributing to the growth and well-being of our neighborhood.

Their collaboration and partnership have been integral to the well-being of our center. Hong Kong Cafe has donated to fundraisers, events, and youth programs; performs regular landscaping at the center; and provided food for our food pantry. Additionally, Phil has assisted us with all of our maintenance needs since the sudden death of our longtime facilities engineer over a year ago. I cannot say enough good things about the support they have provided at no cost for our center.

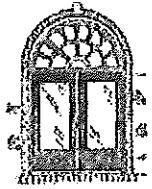
In addition to their support of Neighborhood House, they are long standing champions of other local businesses on Regent Street and neighborhood residents.

We support the change to Community Mixed Use zoning and whatever future projects may come out of it. The change to higher height restrictions will allow for the potential of developing more much-needed housing in our neighborhood.

In conclusion, I wholeheartedly endorse Hong Kong Cafe's application for a zoning change. Their establishment has proven time and again to be a vital and caring presence in our community, and I am confident that with this change, they will continue to create a positive impact for years to come.

Sincerely,

Laura Gundlach
Executive Director, Neighborhood House Community Center



Neighborhood House Community Center
29 S. Mills St. | Madison WI, 53715
neighborhoodhousemadison.org
Madison's first and oldest community center
Est. 1916

Laura Gundlach, Executive Director
Neighborhood House Community Center
29 S. Mills St.
Madison WI 53175

October 5, 2023

My name is Laura Gundlach and I am the executive director at Neighborhood House Community Center, located at 29 S. Mills St. I am writing to express the wholehearted support for increased height in any future development at 2 S. Mills Street (Hong Kong Café).

I have been made aware that the portion of any future redevelopment could be eight stories facing Regent Street, but that the portion facing Bowen Court would be of a lower height. Madison is in dire need of more housing, especially close to campus/downtown. A change to higher height restrictions of eight stories for the whole building will allow for the potential of developing more much-needed housing in our neighborhood.

Neighborhood House is currently working with The Alexander Company to redevelop our site into a 6-story building. Other potential redevelopments in the Regent Street area plan to build even higher. Allowing higher development at Hong Kong Café will align with other developments in the area and be consistent with surrounding buildings.

The owners of the property and proprietors of Hong Kong Cafe have been enduring friends and partners of Neighborhood House, which is located just half a block away from the restaurant. Phil, Terry, and their siblings are valued members of our community and they have consistently demonstrated a strong commitment to fostering positive relationships and contributing to the growth and well-being of our neighborhood.

Their collaboration and partnership have been integral to the well-being of our center. Hong Kong Cafe has donated to fundraisers, events, and youth programs; performs regular landscaping at the center; and provided food for our food pantry. Additionally, Phil has assisted us with all of our maintenance needs since the sudden death of our longtime facilities engineer over a year ago. I cannot say enough good things about the support they have provided at no cost for our center.

In addition to their support of Neighborhood House, they are long standing champions of other local businesses on Regent Street and neighborhood residents.

In conclusion, I enthusiastically endorse an increase in height for the portion of the redevelopment facing Bowen Court. Their establishment has proven time and again to be a vital and caring presence in our community, and I am confident that with this change, they will continue to create a positive impact and access to more housing in Madison for years to come.

Sincerely,

Laura Gundlach
Executive Director, Neighborhood House Community Center

TALLARD APARTMENTS LLC

July 24, 2023

To whom it may concern:

Re: Regent Street Neighborhood Master Plan, Building Height

Jeff Tallard, Ed Tallard, & I, the owners of Tallard Apartments LLC, are in support of the potential to raise the maximum number of building stories in the area surrounded by Regent Street – South Mills Street – Milton Street – South Charter Street to six stories from the current plan of three/four stories. We support changing the district from NMU to CMU designation. We are owners of several properties inside that border. Currently, we have no plan to potentially develop. But, by raising the building height to six stories may entice someone to do so. A project would be more economically viable with more stories.

Any new construction in this area would be a positive for this section of the Regent Street corridor. It would create economic development as well as enhance curb appeal from the older homes and commercial properties. It is a vibrant area of Madison, but is kind of an eyesore with no real continuity between properties.

Sincerely,



Peter Lemberger
Co-Owner/Broker
Tallard Apartments LLC

TALLARD APARTMENTS LLC

October 10, 2023

To whom it may concern,

Re: Regent Neighborhood Master Plan, Building Height

Jeff Tallard, Ed Tallard and I are the owners of Tallard Apartments LLC. We own and manage the following properties in the Regent – Charter – Bowen – Milton - S. Mills blocks:

1117 Bowen Court

1119 Bowen Court

1125 Bowen Court

1128 Bowen Court

1129/31 Bowen Court

15 S. Charter Street

36 S. Mills Street

1114 Milton Street

1120 Milton Street

1124 Milton Street

1128 Milton Street

1132 Milton Street

We are support of converting these entire blocks to a CMU designation.

Sincerely,



Peter Lemberger
Co-Owner/Broker
Tallard Apartments LLC

Current height restrictions on Regent Street

From: Jim Stopple (jim@madisonproperty.com)

To: terryleung1668@yahoo.com

Date: Tuesday, July 11, 2023 at 11:17 AM CDT

Terry, thank you for visiting with me today about your goals and aspirations for your property at the corner of South Mills and Regent Street and the entire Regent Street community. Development is going on throughout Madison. We are seeing developments heights as high as 14 stories, yet Regent Street is confined to four- to six-story buildings.

The Hong Kong Café block is ideal for development. It sits just a few blocks from Meriter Hospital and the University of Wisconsin. As a Regent Street owner, I would encourage the City of Madison Zoning Department to re-evaluate the Regent Street Neighborhood Master Plan and increase height to 8 to 12 stories.

Please let me know if there's anything I can do to assist.

Thank you.

James Stopple, CPM
Madison Property Management, Inc.
1202 Regent St.
Madison, WI 53715
Desk 608-268-4912
Cell 608-516-8272
Office 608-251-8777
jim@madisonproperty.com
www.madisonproperty.com

July 25, 2023

To whom it may concern,

Greetings,

Trinity United Methodist Church supports the Hong Kong Cafe's request to change the designation for the 1100 block of Regent Street to "Community Mixed Use".

Thank you for your consideration.

**David Jahr
Treasurer
Trinity United Methodist Church
1123 Vilas Ave.
Madison, WI. 53715**

August 15th 2023

To whom it may concern,

I Roger Charly owner of Budget Bicycle Center stores 930, 1124, 1230 Regent. I also own several other properties on Regent Street; 912, 1002, 1201, and 1234 Regent St. I support Hong Kong Café in pursuing a change for the south side of 1100 block of Regent St to "Community Mixed Use". I also support changing building height to 6 stories. I was on the committee that addressed these changes.

Kind Regards,

A handwritten signature in cursive script that reads "Roger Lee Charly". The signature is written in black ink and is positioned to the right of the typed name "Roger Lee Charly".

Roger Lee Charly

1230 Regent Street Madison, WI 53715

608.347.7911

Subject: Support for Hong Kong Cafe's Future Land Use Map Amendment Request

Dear City Planning Department

I am writing to express my enthusiastic support for Hong Kong Cafe's request to amend the Future Land Use map of the Comprehensive Plan. Specifically, I am in favor of their proposal for a zoning change from the current designation as Neighborhood Mixed Use to Community Mixed Use at 2 South Mills. As a Greenbush resident, Board Chair of Neighborhood House and a fellow small business owner who values positive local development I am eager to voice my endorsement for this initiative.

Hong Kong Cafe has a great track record in the neighborhood, supporting fellow businesses, donating their time and efforts to helping out at Neighborhood House and running safe, and well regarded operations at their restaurant.

I urge the City Planning Department to consider their request favorably, recognizing the positive impact they have on our neighborhood.

**Thank you for your time and consideration.
Sincerely,**

**Samuel Brown
Owner, Leopold's Books Bar Caffè**

Re: Opinion question on neighborhood assoc. business memberships

From: John Perkins (perkinsj71@gmail.com)

To: terryleung1668@yahoo.com

Date: Monday, July 24, 2023 at 09:51 PM CDT

We had some discussion about this with Tag last week that led to a discussion with city staff. There were two of us on the call from Greenbush, one from Villas plus Tag and 2 from the city planning department.

I admit I took some issue to Tag saying he was going to push for the change from NMU to CMU in the long-range land use plan. After some spirited discussion, the idea was floated to city staff to change the definition of NMU to be 2-5 stories rather than the 2-4. This would coincide with the 4 stories plus one bonus that's allowed under the current TSS (and, I believe, NMX) zoning district. City planning felt this was too big of a change to take on during this 5-year update.

I'll follow up with Tag's plan for alterations in this area. I don't like the idea of someone trying to change the zoning from TSS to CC or something else that allows for even further height. Neighbors didn't seem to have an issue with 5 stories on the Jensen site, so I suspect 5 stories wouldn't have much resistance on yours. We may be able to get changes added with a footnote on height.

Do you have an idea whether a redevelopment on your block would work at 5 stories? Or is someone going to say they can't make it cash-flow unless it is at least 6? That could change neighbors' attitude on the land-use change.

The devil is definitely in the details for such projects. If you don't have a good feel for the height requirement, please let me know.

John

To whom it may concern,

Tina. Choles owner of Choles floral company located at 1135 Regent St.

I want to take this opportunity to show our support to Hong Kong Café in pursuing a change for our block to "Community Mixed Use"

Choles Floral Company

1135 Regent St Madison WI 53715

608-256-7727

Tina. Choles

July 25, 2023

Plan Commission
City of Madison
C/O City of Madison Dept of Planning & Community & Economic Development
215 Martin Luther King Jr. Blvd
Madison, WI 53713

Dear Plan Commission Members,

As owner of 1111 Regent St, we support the amendment requesting:

1. The block bounded by Regent, Mills, Charter and Bowen Court:
 - a. Neighborhood Mixed Use (NMU) portion amended to Community Mixed Use (CMU)
 - b. Low-Medium Residential (LMR) portion to Community Mixed Use (CMU)

We agree that the requested changes are in line with much higher allowable heights of the surrounding blocks. This amendment would support gradual height transitions to the residential neighborhood to the south and west. As the owner of several properties in the Regent Street corridor, we see this as a smart growth plan.

Kindest Regards,



Steve Rognsvoog
Director of Operations
4 Lakes Properties
Managing Agent/Owner Hamilton Butler, LLC
steve@4lakesproperties.com

September 6, 2023

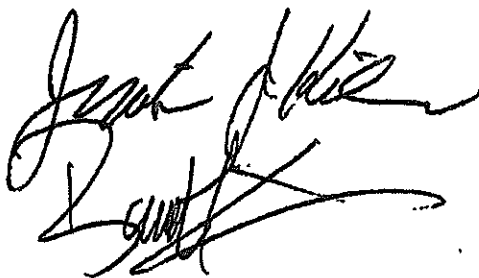
Jennifer Kilmer and Barrett Kilmer
owners
Indie Coffee LLC
1225 Regent St.
Madison, WI 53715

Dear Plan Commission members,

We are writing to express support for the proposal put forth by Phillip and Terry Leung of Hong Kong Café and New World Investments LLC, to increase the height restrictions on Regent between East Campus Mall and Monroe Street. We have operated Indie Coffee at 1225 Regent for the past 19 years and have known Phillip and Terry for most of that time. We have heard nothing but support from neighbors and the business community and believe more housing density in this area would greatly benefit the city of Madison as a whole.

Thank you for your time and consideration.

Best,
Jennifer and Barrett Kilmer

Handwritten signatures of Jennifer and Barrett Kilmer. The signatures are in black ink and appear to be written over a printed name. The top signature is more fluid and cursive, while the bottom signature is more blocky and less legible.

PETITION

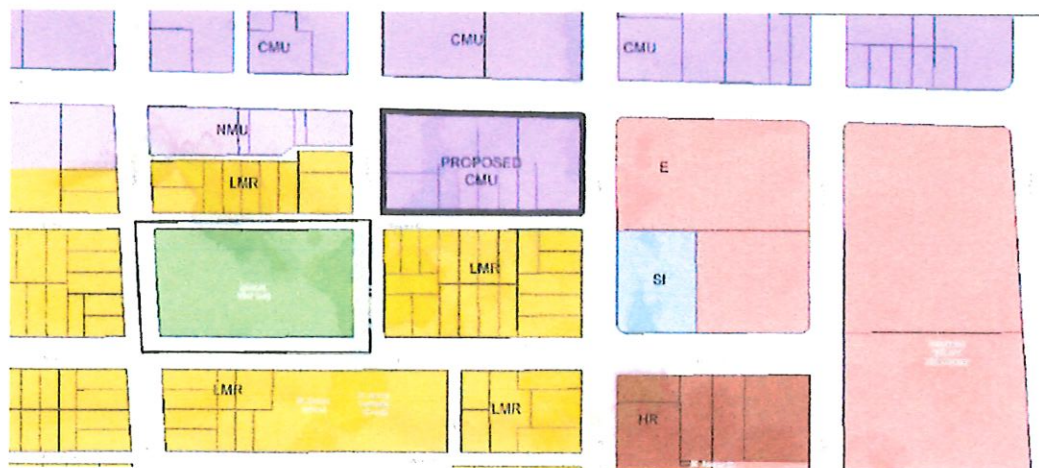
Hong Kong Café, and other property owners in the area of Regent Street and Mills Street, are seeking a Generalized Future Land Use (GFLU) map amendment to the Comprehensive Plan to guide future zoning considerations and redevelopment for the 1100 south block of Regent Street. The following amendments are requested:

The block bounded by Regent, Mills, Charter and Bowen Court:

- a. Neighborhood Mixed Use (NMU) portion amended to Community Mixed Use (CMU)
- b. Low-Medium Residential (LMR) portion to Community Mixed Use (CMU)

Supporting this request are the following points:

1. the recent adoption of the Transit overlay district within ¼ mile of Park Street, the lack of development in this particular area of Regent Street due to the economics of real estate, land and development costs, and the City of Madison’s long-term need to provide more opportunities for the creation of housing and other supportive commercial development.
2. Additionally, properties immediately to the north and east of the subject blocks are currently shown to be CMU and Employment (E) with much higher allowable heights. This amendment would support gradual height transitions to the residential neighborhood to the south and west.
3. The neighborhood plan was adopted prior to the 2018 Comp Plan, and conditions have changed substantially in the interim since the neighborhood plan was adopted. The current plan hamstrings redevelopment of the Regent Street corridor with low buildable heights. In light of underlying real estate values, developments at the lower heights are far less economically feasible without substantial subsidy.
4. The proposed amendment is consistent with the goals, strategies and actions of the 2018 Comprehensive Plan with regard to land use/transportation, housing, growing equitable economy, creating cultural vibrancy and character, and supporting parks with successful development and the fees it generates.
5. The proposed amendment fits well within the context of the predominant desired uses of the surrounding area, with potential for more housing and supporting commercial activity. Regent Street is unquestionably a commercial block at a crucial boundary between campus and neighborhoods. Allowing additional height in this corridor will spur improvements that the Comp Plan, businesses and neighbors north and south desire.



I support the map amendment sought by Hong Kong Café and other owners in the area for the entire 1100 south block of Regent Street to Community Mixed Use (CMU).

Name (print)	Address	Signature
Patricia O'Callaghan	1910 Birge Terrace #2	Pat O'Callaghan
Teresa Knudson	1517 Fremont Ave	Teresa Knudson
Osmond Chen	701 Berteell St	Osmond Chen
Holly McEntee	4813 Tokay Blvd ^{Madison} 53711	Holly McEntee
Saverio Capuano	302 Blue Ridge Pkwy	Saverio Capuano
Sandra Boehm	^{Madison, WI 53705} 200841 Wildwood Way	Sandra Boehm
IRMGARD METZ	5194 SASSAFRAS DR, 301 FITCHBURG, WI 53711	Irmgard Metz
Paul Sabouric	624 Cabrillo Dr VANDERBILT 621 53592	Paul Sabouric
Yea Gulatz	1624 Madison St 53711	Yea Gulatz
Mark Bunka	1129 Cinn St #1	Mark Bunka
Ben Brewster	1624 Madison St	Ben Brewster
Gleyn Cushing	2205 CLARENBERG LN do	Gleyn Cushing
Patrick Sperry	2556 W. LAWN AVE	Patrick Sperry
Euna Ruffo	173 FOXES TR	Euna Ruffo
Jenny Ruffo	1110 Surrey Dr SP	Jenny Ruffo
Mary Bertram Agard	1332 Britting Ln do	MARY BERTRAM AGARD
Martha Scott	4014 Heathstone Kenosha	Martha Scott
Tom Willenborg	2216 Korgon Dr	Tom Willenborg
Nelson Willenborg	2216 Korgon Dr.	Nelson Willenborg
Rickland B. Jackson	1933 Regent St.	RICKLAND B. JACKSON
Rickland	2120 University Ave. ^{APT 210}	Rickland
Joe Barber	10970 Ruby Rd	Joe Barber
PAUL MICHOE	6306 TWIN OAKS CT. ^{OREGON, WI}	Paul Michor
Joel Michor	3902 Maple Grove Dr. ^{Madison WI}	Joel Michor
DAVID ST. PETER	2112 JEFFERSON	David St. Peter
Stephen Dewitt	2702 Marvot St Madison	Stephen Dewitt

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Name (print)	Address	Signature
Nancy Curtin	5916 Hammerley Rd	Nancy Curtin
Karen Lerner	220 Borden Dr.	Karen Lerner
Marcy Gurovitch	2214 Dahlk Cir.	Marcy Gurovitch
Libby Mackman	2789 Rosellen Ave.	Libby Mackman
Frank Lengsch	220 Borden Dr.	Frank Lengsch
Mark Schuber	2214 Dahlk Cir	Mark Schuber
Dennis Purdy	201 N. HILLSIDE TERR.	Dennis Purdy
Dore Dand	5916 Hammerley	Dore Dand
Zach Kreister	25 Autumnwood Cir	Zach Kreister
Maan Kahn	2516 Lordshire	Maan Kahn
Greg E. Callan	1414 Chandler St.	Greg E. Callan
David Sykes	6310 Offshore Dr	David Sykes
Steve Bergan	6310 Offshore Dr	Steve Bergan
Pete Callier	1414 Chandler	Pete Callier
Christopher Gillett	421 Engelhart Dr	Christopher Gillett
GARY POULSON	637 Parkers Ln	Gary Poulson
Audrey Short	413 Dyringhawk Trl, Madison	Audrey Short
Gail Miller	1813 Rowley AV	Gail Miller
Fredrick Wiener	1617 Loftsgorden Ave	Fredrick Wiener
Tina Chokes	2 Madeline Island	Tina Chokes
KATHY SANDLACH	5086 BYLUE RD.	Kathy Sandlach
JERRY SANDLACH	5086 BYLUE RD.	Jerry Sandlach
Sean [unclear]	[unclear]	[unclear]
[unclear]	[unclear]	[unclear]
[unclear]	[unclear]	[unclear]
[unclear]	[unclear]	[unclear]
Lois Sorin	1105 REGENT ST	Lois Sorin

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Name (print)	Address	Signature
James Morin	622 Jacobson Ave	James Morin
Mark Thomas	2601 Badger Ln	Mark Thomas
Bark Courts	3003 Marvin Ct.	Barbara Courts
Jerry Courts	3003 Marvin Ct	Jerry Courts
Shara Greidanus	1306 Landmark	Shara Greidanus
Jaret Schroeder	1918 Madison St.	Jaret Schroeder
Emily Schroeder	1918 Madison St	Emily Schroeder
Steve Anderson	617 S. Madison St Staughton	Steve Anderson
Bob Worn	4129 Monona Dr.	Robert Worn
Kathy Curtis-Walke	3347 N Stone Creek Circle, Madison	Kathy Curtis-Walke
Siu C Leung	1030 HIGH ST. MADISON	Siu C Leung
Doug Methner	1305 North Park Dr	Doug Methner
SULLIVAN, MICHAEL	2233 SELLERK BLVD	Michael Sullivan
NANCY A. Schmecker	113 VAN DUSEN ST	Nancy A. Schmecker
THOMAS BRUSH	1909 KEYES AVE	Thomas Brush
Maru Brush	1909 Keyes Ave	Maru Brush
Anita Morris-Dockett	1905 Frisch Rd	Anita Morris-Dockett
Garth Dockett	1905 Frisch Rd	Garth Dockett
Louise Stephenson	3552 RICHIE RD	Louise Stephenson
David Stephenson	3552 Richie Road	David Stephenson
Brooke McNeill	208 Olson Ave	Brooke McNeill
Erin Gillitzer	5909 Sharpsburg Dr.	Erin Gillitzer
Judy Chretter	2535 Marshall Pkwy	Judy Chretter
GREGG SCHIEVE	5 KIOWA CT MADISON	Gregg Schieve
Fris Christensen	5 Kiowa St. Madison	Fris Christensen
Rosemary Patton	20 N Butler St Madison	Rosemary Patton
Matthew Renier	20 N Butler St Madison	Matthew Renier

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Name (print)	Address	Signature
Tony Patton	1738 Cedar Creech Trl	Tony Patton
Don Schutt	2974 Reidt Dr.	Don Schutt
Sarah Schutt	2974 Reidt Dr.	Sarah Schutt
DAVID PUTTKAMER	608 Hazards ST	David Puttkamer
Richard Cheadle	147 E. Reynolds	Richard Cheadle
Sherry Cheadle	147 E. Reynolds St	Sherry Cheadle
Jenny Goodman	6019 WILLIAMS BUCK WAY	Jenny Goodman
Jean Wiechert	6014 Danville Dr.	Jean Wiechert
TOM GIVNISH	206 NATCHEZ TRACE	Tom Givnish
Eva-Kühl	1157 Shuman Ave.	Eva-Kühl
Michael Frank	402 S Owen Dr	Michael Frank
Casey Kavanaugh	1010 Oakland Ave	Casey Kavanaugh
Katie Whalt	1010 Oakland Ave	Katie Whalt
Frederick R. Blittner	1547 Jefferson	Frederick R. Blittner
Robert Shanks	1260 Gile way	Robert Shanks
Mary Sue	2910 Post Rd	Mary Sue
Barbara Morris	5501 Lacy Rd	Barbara Morris
Sandy Finnerly	1635 Pondview Ct	Sandy Finnerly
Pat Finnerly	1635 Pondview Ct	Pat Finnerly
Betty Zeps	1922 Adams St.	Betty Zeps
Dale Korns	391 Van Buren St	Dale Korns
MARK BARRY	8986 WATERFORD ST	Mark Barry
Nick Mott	555 South Midval Blvd	Nick Mott
John Hagemann	324 Fsham St. Spayton	John Hagemann
Shelby Schaefer	222 Crystal Ln	Shelby Schaefer
Erin Mender	5609 Glenway St	Erin Mender
Maria Walker	P.O. Box 234 Morrisonville	Maria Walker

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Name (print)	Address	Signature
Nicole Silva	6755 Chest Street Windsor WI	Nicole Silva
Melissa Hayward	1937 Vandron Rd.	Melissa Hayward
James Morgan	5609 Wera Way, ST	James Morgan
PAI SCHMITT	6621 BOULDER LN	Pai Schmitt
Amelia Zirkle	4716 Turner Ave	Amelia Zirkle
^{3 AMY} ^{CHITEN} Bong Oster	4718 LAFAYETTE DR	Bong Oster
Jim Stahl	6648 Offshore ST	Jim Stahl
Harold Hahn	314 S charter Street	Harold Hahn
Nick Dore	833 S Snow Dr	Nick Dore
Jonny Dien	833 S. Snow Dr	Jonny Dien
GUNDEL METZ	5194 SPASARAS, FITCHBURG	Gundel Metz
Robert Markwardt	838 E. Johnson St.	Robert Markwardt
Dan Ohnsdal	P.O. Box 365 Black Earth	Dan Ohnsdal
Paul Vinneman	1909 Sherman Ave.	Paul Vinneman
Kat Terra	3210 Quires Ave	Kat Terra
James A. Schulz	319 S. Burr Oak	James A. Schulz
Mr. W. Schulz	319 S. Burr Oak	Mr. W. Schulz
Ashley Schulz	995 S Main St	Ashley Schulz
Mike Schmaltz	408 E Washington Ave	Mike Schmaltz
Marc Schmaltz	408 E Washington Ave	Marc Schmaltz
Kelly Schmaltz	6107 Patton Ct	Kelly Schmaltz
CHARLES SCALA	41 SETTLER HILL CIRCLE	Charles Scala
Joel Levin	625 N. Seape Rd #602	Joel R. Levin
Kristen Ellhoff	814 Powers Ave	Kristen Ellhoff
Mary Berger	2676 Aberdeen Ct	Mary Berger
Bertha Voigt	2676 Aberdeen Ct.	Bertha Voigt
Carol S. Schulz	113 Cambridge Rd	Carol S. Schulz

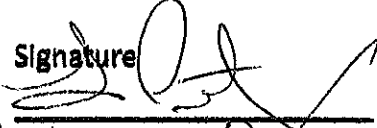
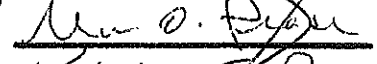
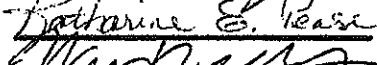





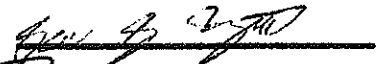

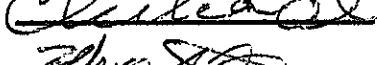

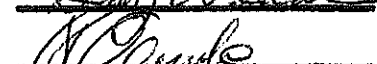
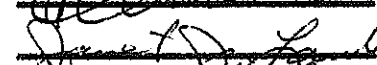

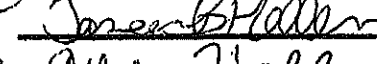
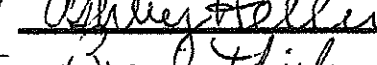






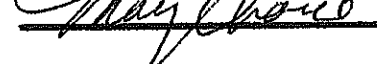



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Name (print)	Address	Signature
KAREN RIVERA	618 Frederick St ^{Sun Prairie WI}	Karen Rivera
Julie Zbigniewicz	2792 Twilight Dr. S.P. ⁵³⁵⁹⁰	Julie Zbigniewicz
Andrew Kue	303 Princeton Ave. Madison, WI	Andrew Kue
Janka Nagel	467 Blue Heron Dr. Pulaski, WI	
Nicole Kambitz	1617 Hoyt Street, Madison, WI	
Ellis Kozlovsky	303 Princeton Ave. Madison WI	
Juan Montes	4813 Kingsford Way Madison WI	Juan
Stephanie Linn	1893 Nakoma Trail ^{Madison WI}	Stephanie Linn
Adhiala Samal	4502 RIGNEY LANE MADISON WI	
Erika Alcalá	1138 Brooklyn, WI	
LISE STEINBACH	1517 Westshire Circle	LISE STEINBACH
Paul Joffe	117 E Main ^{Stoughton WI 53589}	Paul Joffe
Andrew Mendenhall	328 42 Ruby Rd Stoughton WI 53589	Andrew Mendenhall
Manuel Hernandez	3205 MAPLE GROVE DR	
Warsa Trime	2324 Badger Hwy	Warsa Trime
Shylar Flannery	W995 Taylor Truill	Shylar Flannery
Geopi Patel	1133 Petros Pl. 4	Ge. Patel
Stan	1962 Wink Rd	
Dustin Schutte	4102 Mineral Point rd	Dustin Schutte
Brenda Frary	903 W. Badger Rd	
Dave Ried	5445 Hazelcrest Dr	Dave Ried
Danae Newallo	177 N Lexington Pkwy Deforest	Danae Newallo
Matt R.	202 S PARK ST	Matt R.
Michelle Miller	202 S. Park St	Michelle Miller
Jasen Eger	202 S Park St	
Crystal Stigler	202 S PARK ST.	
Loche Plude	111 Maple Ave	Loche Plude



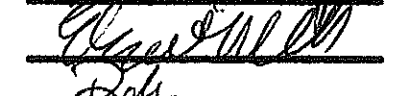
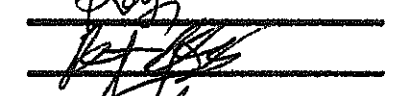
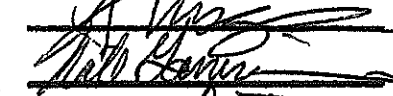
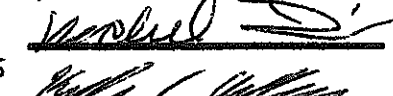
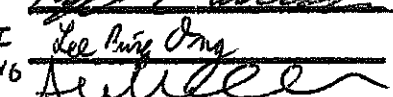
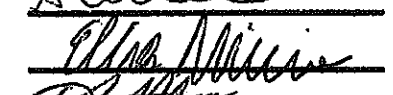
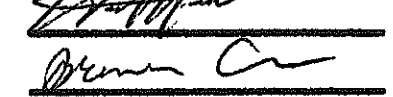
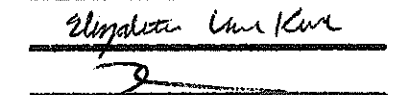

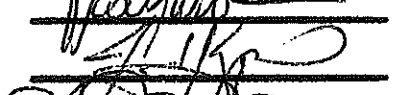

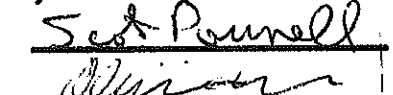
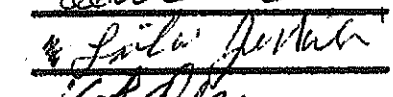
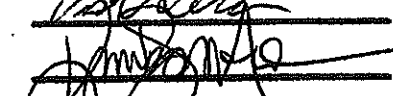



I support the map amendment sought by Hong Kong Café and other owners in the area for the entire 1100 south block of Regent Street to Community Mixed Use (CMU).

Name (print)	Address	Signature
Sarah Levin	1715 Hoyt St. Madison	
Dona Frusher	1014 High St	
Freddie Frusher	1014 High St	
Steve Books	625 Spruce St.	
Michael Shapiro	5164 Regent Ave	
Danielle Shapiro	5764 Reynolds Ave	
THOMAS OATES	4126 N. SUNSET CT	
Chris R. Larson	214 Merrill Crest Dr	
Jill Canssen	214 Merrill Crest Dr	
Sue Polkowski	5010 Barton Rd.	
Jim Polkowski	PO Box 5513 Madison	
Megan Polkowski	915 Jenna Dr, Verona	
HOPE E ROTH	544 Hilltop Dr Madison	
Barbara E. Schauf	1121 Red Tail Dr.	
Hope Elliott	5802 Leanne Lane	
JAMES ELLIOTT	5801 Leanne Lane	
Gean Sueddeke	520 S. Orchard St	
Mike Sueddeke	520 So. Orchard St	
Bob Duhler	1792 Long Rd	
Luanne Ruhlman	5792 Tracy Rd. Madison	
Clifford Koehler	214 N Whitney Way	
Mike Lester	30 South Mills	
Rob Olson	1201 BAITINGER CT SP	
Kathy Lueck	1417 Oak St Waterlawn	
Marc Mason	1 Hartweg Dr. Johnson	
Andy Skutt	2128 St Paul Ave ^{Creek}	
Max Heist	108 S Mills St	

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Name (print)	Address	Signature
LEE JAMES	53711 5856 Selmann Dr	
Mark O Pease	53558 5705 West Open Meadow	
KATHARINE E. PEASE	53558 5705 West Open Meadow	
Nancy Bradshaw	53715 108 S. Ellis	
David M Barnett	1060 Tachger Rd Deerfield	
Keith Lee	53714 6005 Lyndon Lane	
CAITLYN FUNG	53715 1320 Bowen Ct	
Isabelle Inthisone	53540 234 Moorland place	
Anna Tokon	53703 442 W Main St, #4	
Juan Casper	53703 215 W Frances St	
Briley Olson	29 Capital NW Ter. #5	
Christina Olson	29 Capital NW Ter. #5	
Jackson Schmitt	1815 University Ave Apt. #202	
Scott J. Wardell	4106 Grayhawk Tr. #103	
Joseph W. Lamb	2075 S. Johnson St	
Janet Lamb	2075 JEFFERSON ST	
MIKE Hellenbrand	2731 Ridge Ct. McFarland	
Janeen Hellenbrand	2731 Ridge Ct McF	
Ashley Hellenbrand	1835 Winnebago St #103	
Bonnie Thiel	1518 Blue Heron Way 53575	
Aaron Thiel	1148 Fish Hatchery Rd	
SWAMINATH RAJAGOPALAN	1711 BLACK CHERRY CT VESPERAWI	
Alyson Brush	1909 Keyes Ave Madison WI	
Amy Curtin	2200 COLLEGE PT DR STOKESMEN	
James Uhalt	442 Innesen Ave	
Charles Uhalt	417 Coyle Pl W Colfax 6012	
Mary Chance	559 Chatham Ter.	

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Name (print)	Address	Signature
NATASHA FERREIRA	4511 MAHER AVE. 53706	
Louis Emmendorf	360 W WASHINGTON #1107	
Dan Molloy	146 Lansing St 53704	
Liz Windsor-Engnell	1330 Foster Dr 53704	
Ruiqun Chen	1301 Reed Ct. 53597	
Patrick Harvey	1446 Wheeler Rd.	
Alexis Keys	1446 Wheeler Rd	
Nate Garrison	711 Cricket Ln Unit 3	
Rachel David	1756 S. Fish Hatchery ⁵³⁵⁷⁵	
Kyle Anderson	1756 S Fish Hatchery Rd ⁵³⁵⁷⁵	
Lee Ping Ong	927 Burnaby Dr Janesville WI ⁵³⁵⁴⁶	
Annika Mueller-owens	1335 Drake Drake St.	
Elias Milanich	1335 Drake Street	
Hope Marshall	1335 Drake Street	
Brannen Clark	837 West Badger Road #7	
Elizabeth VanKim	1210 Mansfield Lane	
NASHITAN FANAE	6652 N. TOWNE RD	
Taylor McElligott	2249 Collidge St. #2	
MOODY WALLACE	401 BRUCE CANYON CR	
Jake Kujawa	5452 Patriot Dr	
Alissa Bratz	1416 Lansing St.	
Kinnic Egan	3021 Livingston Way	
Scott Pownell	1805 Manley St	
Olivia Yee	1520 Tripp Cr.	
Laila Jenkins	1335 Drake St.	
Kenneth Chuen	10 N Livingston	
Kimberly Anderson	1800 Dambury 53711	

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Name (print)	Address	Signature
Zoran Carriveau	2442 Superior	
Wct Hendricks	1410 POHLEER RD	
Dwight Sellinger	2483 Hagen Rd 210	
Dan Poir	2 Bodead Cir. 53704	
Eric Winegarner	4 Northridge Terr. Apt B 53704	
Casch Tapster	1938 Shelley Ln. 53704	
Mike Manning	9 Glen Hwy	
Melissa Adams	418 N. Sherman Ave. 53704	
Scott Enders	419 N Sherman 53701	
Dave Ballman MD	1074 E Johnson St	
Sarah Kazeel	6219 Schwabher Rd 53711	
Sterling S. Glass	4501 Village Ln	
Isabelle Bogenstoss	1013 Spring St	
Matthew Bayer	312 N. Break St	
Andrew Bone	5564 River Rd. 53597	
Ed Manuel	6401 Dyken Dr 53719	
Kelly Elver	6401 Inner Dr 53705	
Eric Forslund	6401 Inner Dr 53705	
Andrew Forslund	6401 Inner Dr 53705	
Mia Forslund	6401 Inner Dr 53705	
Ip Hing Wah	1225 Jasmine Dr 53719	
Blain Van	1225 Jasmine Dr 53719	
Meissa Lang	1225 Jasmine Dr. 53719	
WILLIAM	1225 Jasmine Dr 53719	
IP Fung Ngot	1225 Jasmine Dr 53719	
IP Hin Lam	1225 Jasmine Dr 53719	
IP Carrie	1225 Jasmine Dr 53719	

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Name (print)	Address	Signature
JULIE ADRIANSTACH	2656 S. STAUGHTON RD	
FRAN ADRIANSTACH	2656 S. Staughton Rd	
Hasanah Ghadrani	2222 S. Whitney Way	
PA CHEE THAO	1014 W Badger Rd #C	
Alan Low Olsen	117 Woodview Dr. Cottage Grove	
Christopher Olsen	117 Woodview Dr. Cottage Grove	
Philip Reim	2675 W DALL LN Fishburg	
Mark Prevas Ky	932 E MIFFLIN ST #1	
Cole Frast-Ohlson	1923 E MIFFLIN ST	
Ka Moua Thao	1106 W Badger Rd #B	
Nancy Xiong	1015 W. Fiedler LANE #2	
Kevin Xiong	1015 W. Fiedler Ln #2	
Mai chia thao	1015 Fiedler Ln #1	
Jimmy Xiong	1015 Fiedler Ln #1	
Boun Xiong	1014 W Badger #C	
Vong Thao	1106 W Badger rd #B	
GEOFF CORNELL	5 VISTA RD	
Trina Hagemann	35 Pelican Cir.	
Robert Stok	308 Spruce	
Robert Stok	5188 Satsuma Lane ^{Fishburg}	
Curt L. Jann	5731 Monticello way	
Jana Lawrence	10 Cherry Ct N	
Barbra Lawrence	5731 Monticello way	
Jaxson Whalt	442 inrichen Dr	
Anastacia Kurek	2910 Shefford Dr	
Tim Cohen Kolb	1910 Rowley Ave	
William Kolb	1910 Rowley Ave	

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Name (print)	Address	Signature
PETER LI	5018 Piccadilly DR	Sau Li
AI HOA FENG	4019 Gray Hawk	Ai Hoa
DAO PHUNG	2535 W. Valley BRIDGE	Dao Phung
DAN BAUKNECHT	2313 CENTER AVE	Dan Bauknecht
Kristie Roller Bauknecht	2313 Center Ave.	Kristie Roller
Queenia Fanderson	210 Princeton ⁵³⁷⁻²⁶	Queenia Fanderson
Charlotte Woods	11 Regis Cir 53711	Charlotte Woods
Dawn Cheryl	19 Broom St Madison, WI	Dawn Cheryl
Sonny Serezhavsky	69 N. Broom St	Sonny Serezhavsky
Kin Ho Lee	7419 W Valley Ridge Dr.	Kin Ho Lee
Florence Young	7419 W Valley Ridge Dr.	Florence Young
Jason Lee	7329 W Valley Ridge Dr	Jason Lee
Nui Lee	7329 W Valley Ridge Dr	Nui Lee
Sandra Lee	7329 W Valley Ridge Dr.	Sandra Lee
IL ARI	333 W. Main	IL ARI
R. M. A.	333 West Main	R. M. A.
Barbara Bordhagen	928 West Shore	Barbara Bordhagen
James Beade	935 West Shore	James Beade
Susie Hostette	501 E Dean Ave	Susie Hostette
Laura Vaner	322 Memphis MIDSW	Laura Vaner
Adam Huber	524 N Heatherstone Dr	Adam Huber
Patrice Hebl	524 N Heatherstone Dr	Patrice Hebl
Jimmie Sadoski	3225 Weybridge	Jimmie Sadoski
Grady Sadoski	3225 Weybridge Dr	Grady Sadoski
TOM HERB	3225 Weybridge DR	TOM HERB
Susie Fricano	5338 Light House Bend Dr	Susie Fricano

I support the map amendment sought by Hong Kong Café and other owners in the area for the entire 1100 south block of Regent Street to Community Mixed Use (CMU).

Name (print)	Address	Signature
Katherine McAuliffe	515 University Ave. Madison WI 53703	<i>Katherine McAuliffe</i>
Angelina Huang	765 W Washington Ave # 208	<i>Angelina Huang</i>
Jenelle Devries	1 Levine Ct Madison WI 53714	<i>Jenelle Devries</i>
Lewis Gross	420 W. Dayton St. 53703	<i>Lewis Gross</i>
Carol Oh	1 Gentry Court Madison 53715	<i>Carol Oh</i>
Irene Lai	730 Williamson St. 53707	<i>Irene Lai</i>
Elizabeth Ambler	5451 Williamsburg Way 53719	<i>Elizabeth Ambler</i>
Hannah Wessel	548 W Wilson St, Madison 53703	<i>Hannah Wessel</i>

I support the map amendment sought by Hong Kong Café and other owners in the area for the entire 1100 south block of Regent Street to Community Mixed Use (CMU).

Name (print)	Address	Signature
BONNIE WAHLEN	3812 DOLPHINDA MADISON	Bonnie Whalen
CAROLYN RENNERT	201 N. MADISON ^{APT 53719}	Carolyn Rennert
Jill Hattberg	6118 Stone ^{VERONA}	Jill Hattberg
Stivley Lee	6005 Lyndbrook ^{MADISON}	Stivley Lee
Sin Diny Leung	1105 Regent St ^{MADISON WI 53715}	Sin Diny Leung
Katherine Leung	4 S Mills St	Katherine Leung
Rebecca Ramf	3654 DOWES ST MADISON	Rebecca Ramf
LEUNG TERRY	4. S. Mills ST, MSN	Leung Terry

From: [Marcia Caton Campbell](#)
To: [Plan Commission Comments](#)
Cc: [Nicholas Leete](#)
Subject: Public Comment on Comprehensive Plan Interim Update
Date: Wednesday, November 8, 2023 10:18:25 AM
Attachments: [Leete & Caton Campbell Plan Commission 20231108.pdf](#)

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

Dear Plan Commission Members:

Attached are comments that Nicholas Leete, Chair of the Madison Food Policy Council, and I have prepared on the upcoming Generalized Future Land Use map update discussion scheduled to take place at the November 13th Plan Commission meeting. We thank you for your time in reviewing our feedback.

Sincerely yours,

Marcia Caton Campbell, MCRP, PhD (she/her/hers)
Executive Director



2702 International Lane, Suite 200
Madison, WI 53704
P: 608.772.0120 (Mobile)
marcia@rootedwi.org
www.rootedwi.org

I acknowledge that I live, work on, and benefit from the unceded ancestral lands of the Ho-Chunk nation known as Teejop (day-jope) since time immemorial. To learn more, please visit <https://native-land.ca/>.



November 8, 2023

To: City of Madison Plan Commissioners
From: Nicholas Leete, Director, Gardens Network Director, Rooted, and Chair, Madison Food Policy Council
Marcia Caton Campbell, Executive Director, Rooted, Member, Dane Food Council
Re: Comprehensive Plan Interim Update, Changes to the Generalized Future Land Use Map

As members of the Regional Agriculture and Food Sovereignty Working Group (RAFS), an entity created by the Madison Food Policy Council and Dane County Food Council, we have heard many requests for the preservation of farmland generally, along with specific requests from gardeners and farmers for access to farmland in and near the city. For the former, please see the recent Taskforce on Farmland Preservation adopted by the Common Council earlier this year. The latter includes a survey conducted by Rooted Gardens Network staff (including Nicholas Leete), of individuals interested in growing space over ¼ acre in size. With farmland preservation in mind, we ask the Plan Commission to consider the following:

First, the requirement that the Generalized Future Land Use (GFLU) amendment recommendations be limited to areas greater than 2 acres does not match the small scale at which most urban agriculture takes place. We ask that as the Plan Commission considers changes, and as this plan is used in the implementation of future zoning decisions, that sections of land down to ¼-acre (10,890 sq. ft.) in size be considered as important areas to preserve undisturbed. A ¼-acre plot can encompass 20 community garden plots at 20' x20' per plot, or is large enough for a small urban farm operation.

For your reference, and so that Plan Commissioners might understand what Rooted staff members (and many others in Madison) mean when we talk about urban agriculture, we attach two excerpts from American Planning Association Planning Advisory Service Report No. 563, *Urban Agriculture: Growing Healthy, Sustainable Places*, authored by Kimberley Hodgson, Marcia Caton Campbell, and Martin Bailkey.

- Excerpt #1, [Urban Agriculture Described](#), offers a definition of urban agriculture and describes the value of this type of land use to overall community health and well-being, including its usefulness as an indicator of community resilience in environmental as well as social aspects.
- Excerpt #2, [Typology of Urban Agriculture](#), covers the broad and varied range of types of urban agriculture practiced in cities around the United States, including the types of structures and facilities involved to support them.

We invite you to read these two excerpts to see why we are concerned about a requirement that GFLU amendment recommendations be limited to areas greater than 2 acres in size.



Second, we ask that the Plan Commission reconsider the GFLU Map Amendment Applications Nos. 66, 67, 68, and 69, made by Rooted staff, which recommended preserving all or a portion of areas on the east side of Madison as Parks and Open Space, with a goal of agricultural preservation. These suggestions were rejected by staff largely because they are part of or near planned low-density residential (LR) development. We suggest that rather than adding more low-density residential land to the city, the majority of these areas should be Parks and Open Space with some areas rezoned to higher density residential uses, or ideally, retain all of these areas for urban agricultural, while identifying other areas of LR generalized future land use to convert to higher density residential. Having agriculture or other open space adjacent to higher density development is mutually beneficial: higher residential density creates both an increased need for open space uses such as community agriculture and also generates larger, more concentrated user groups for those spaces. We believe this would be a preferable plan over continued low-density development.

With regard to specific amendments:

- Application #67 was not supported because "requester doesn't own the property,, but it appears that many requests came from "organization not listed or submitted by individual" and one such application (#51) was accepted. As a result, we request staff reconsideration of our application.
- Application #69 was not recommended because the "area is nearing build-out....[and] on a transit line." Again, we do not see LR as an appropriate land use for an area that is near build-out and on a transit line. Higher densities are required to make transit operations cost effective; people residing at the scale of an LR development are most likely automobile drivers rather than transit riders. Ideally, there would be higher density development along the transit line, with urban agriculture close by, rather than a sparsely populated area on a transit line with agricultural land out of reach of public transit.

Finally, we express our dismay at the difficulty in identifying areas appropriate for agricultural land preservation for the GFLU update, given the limitations and restrictions placed on the task. As Director of the Gardens Network, one of the signers of this letter is extremely knowledgeable about the scale at which urban agriculture is practiced in Madison and the demand for additional urban gardening and farming spaces around the city. The other signer is a trained city planner whose expertise is community and regional food systems planning (and author of the publication excerpted above), with decades of experience. If we found it nearly impossible to identify any areas to recommend for preservation as agricultural land in a GFLU update, what luck would the general public have in performing this task and providing their input to the process?



We appreciate that the task of updating the GFLU map is significant, requiring considerable effort on the part of planning staff and careful consideration by the Plan Commission. We thank you for taking the time to read our comments.

Sincerely yours,

Nicholas Leete
Gardens Network Director
nicholas@rootedwi.org
Chair, Food Policy Council
Chair, Food Policy Working Group

Marcia Caton Campbell, MCRP, PhD
Executive Director
marcia@rootedwi.org
Member, Dane County Food Council
Chair, Food Plan Working Group
Past Chair, American Planning Association
Food Systems Division

Excerpt from Kimberley Hodgson, Marcia Caton Campbell, and Martin Bailkey. 2011. *Urban Agriculture: Growing Healthy Sustainable Places*, Planning Advisory Service Report No. 563, Chicago: American Planning Association, pp. 2-4.

Urban agriculture has implications for urban planning as regulated by local and regional governments and planning agencies.

Urban agriculture entails the production of food for personal consumption, education, donation, or sale and includes associated physical and organizational infrastructure, policies, and programs within urban, suburban, and rural built environments. From community and school gardens in small rural towns and commercial farms in first-ring suburbs to rooftop gardens and bee-keeping operations in built-out cities, urban agriculture exists in multiple forms and for multiple purposes.

While it is a small component of the larger community-based food system, urban agriculture is important to the overall health and resilience of communities and regions, and as a practice it is expected to increase over the next decade. Therefore, urban agriculture has implications for urban planning as regulated by local and regional governments and planning agencies. These implications need analysis and clarification, since urban agriculture falls somewhat outside the range of traditional land-use designations (e.g., is a commercial urban farm as a land use most similar to a rural farm, a commercial enterprise, or a public park?). There are also emerging connections between urban agriculture and the redevelopment of urban brownfields in residential and industrial areas (see, e.g., Kaufman and Bailkey 2004), as well as the more extensive and more productive use of lawns and green space. Urban agriculture has been found to influence the value of neighboring real estate and thus has implications for land use beyond the boundaries of a particular agricultural site (Voicu and Been 2008).



Kimberley Hodgson

Along with its connections to land-use planning, urban agriculture can contribute significantly to the development of social connections, capacity building, and community empowerment in urban neighborhoods, most commonly through community gardening (Hynes 1996; Johnson 2010). In addition, it offers links to community development practice as a viable means of creating jobs, training youth, supplementing food budgets, and generating modest levels of revenue for urban farmers who sell their products. Urban agriculture also has much to offer community health planners as a health-promoting activity but also as a mechanism to connect urban and suburban producers of fruits and vegetables with urban consumers. When combined with other efforts to improve access to healthy, affordable food (such as healthy-corner-store programs and supermarket-financing initiatives), urban agriculture can become a valuable tool in promoting community food security, particularly in low-income, urban neighborhoods.¹

In American cities that have been especially hard hit by economic decline or that suffer from degraded environments, urban agriculture is increasingly being viewed by communities as a useful indicator of resilience.² Older, industrial cities—such as Cleveland, Detroit, and Buffalo—with their drastic losses of population and acres of vacant land resulting from depopulation and disinvestment, are emerging as centers for urban agriculture initiatives. In essence, they are becoming laboratories for the future role of urban food production in the postindustrial city. Yet urban agriculture is also an

Urban agriculture is increasingly seen as an indicator of community resilience.



increasingly important land use in dense, built-out cities such as Seattle and New York. Problems of food access disparities, childhood obesity, and food illiteracy have prompted urban agriculture activity on a variety of traditional and nontraditional spaces on public and private property.³

Finally, urban agriculture is part of a larger community-based food-system continuum that spans rural, periurban (peripheral areas where urban or suburban meets rural), suburban, and urban areas. As such, it is a key component of the emerging practice area of community and regional food systems planning that appears to be garnering increased acceptance among planning practitioners, educators, and students. As described in PAS Report No. 554 (Raja et al. 2008), community food planning seeks to foster greater levels of health and nutrition, particularly in low-income communities, by creating productive “food environments” through programmatic efforts (including community gardens and urban farms, farmers markets, and direct farm-to-school meal programs), policy initiatives (food charters and food policy councils), and comprehensive plans and zoning measures that accommodate community food activities.

A community-based food-systems approach has the potential to simultaneously address issues of food security, public health, social justice, and ecological health in local communities and regions, as well as the economic vitality of agriculture and rural communities. Such an approach emphasizes, strengthens, and makes visible the relationships among producers, processors, distributors, and consumers of food at the local and regional levels (Raja et al. 2008), while aiming to be:

Place-based, promoting networks of stakeholders, linking urban and rural issues, engaging residents, and creating senses of place;

Ecologically sound, using environmentally sustainable methods for producing, processing, distributing, transporting, and disposing of food and agricultural by-products;

Economically productive, bolstering development capacity and providing job opportunities for farmers and community residents;

Socially cohesive, facilitating trust, sharing, and community building across a diverse range of cultures and addressing the concerns and needs of marginalized groups, including minority and immigrant farmers and farm laborers, financially struggling small farmers, and underserved inner-city and rural residents; and

Food secure and literate, providing equitable physical and economic access to safe, nutritious, culturally appropriate, and sustainably grown food at all times across communities and fostering an understanding and appreciation of food, from production to disposal.

While programs, projects, and entrepreneurial activity are important components of a healthy, sustainable food system, their replication and effectiveness are often hindered by the absence of public policies that provide governmental, legal, and institutional support for community-based food systems (Raja et al. 2008). Historically, planners and local governments have had limited interests in food-systems issues and food policy (Pothukuchi and Kaufman 1999, 2000; Caton Campbell 2004). However, a number of formal and informal coalitions of food-system stakeholders, including local and regional governments and planners, are developing and implementing successful plans and policies to address issues—from food production to waste disposal—in hopes of creating healthier, more sustainable food systems, communities, and people.

CATEGORY	TYPE	DESCRIPTION
NONCOMMERCIAL	Private Garden	Private food-producing gardens located in the front or back yard, rooftop, courtyard, balcony, fence, wall, window sill, or basement of a private single-family or multifamily residence, attended to by an individual or gardening business. End products are typically used for personal consumption. Examples: National Gardening Association (www.garden.org), American Horticultural Society (www.ahs.org), Organic Gardening (www.organicgardening.com)
	Community Garden	Small- to medium-scale production of food-producing and ornamental plants, on contiguous or discontinuous plots of land, located on public or private property in residential areas, gardened and managed collectively by a group. Gardening activities and end products are typically used for consumption or education; however, they may also be sold on- or off-site, depending on local government regulations and the goals of the garden as a collective effort. Examples: American Community Gardening Association's community garden database (http://acga.localharvest.org), P-Patch Community Gardens (Seattle; www.seattle.gov/neighborhoods/ppatch), Neighborhood Gardens Association (Philadelphia; www.ngalandtrust.org)
	Institutional Garden	Small to large food-producing gardens or orchards located on private or public institutional property (school, hospital, faith-based organization, workplace) in a residential, commercial, or mixed-use area, gardened by an organization or business. The process of gardening is typically used for educational, therapeutic, and community service purposes—including but not limited to nutrition education, environmental stewardship, and community ministry. The end products are typically used for donation or consumption. Depending on local government regulations, they may also be sold on- or off-site at a stand, market, or store to financially support the garden's specific activities. Examples: Edible Schoolyard garden (Berkeley, Calif.; www.edible.schoolyard.org), Google Corporation organic garden (Mountain View, Calif.; www.google.com/corporate/green/employee-benefits.html), Harvard Pilgrim Health Care employee garden (Wellesley, Mass.), Legacy Good Samaritan Hospital garden (Portland, Ore.); Sophia Louise Durbridge-Wege Living Garden at the Family Life Centre (Grand Rapids, Mich.)
	Demonstration Garden	Small food-producing garden located on private property (school, hospital, faith-based organization, workplace) or public property (park, school, and other civic space) in a residential, commercial, or mixed use area for public demonstration purposes only, gardened by a local government agency, community organization, or business. End products are typically donated to local organizations and food banks. Examples: Baltimore City Hall vegetable garden, San Francisco City Hall Victory Garden, Not a Cornfield (Los Angeles; http://notacornfield.com), Public Farm One (New York; www.publicfarm1.org)
	Edible Landscape	The use of food-producing plants in the design of private and public outdoor spaces in residential, commercial, and mixed use developments, attended to by an individual or business. End products are typically used for consumption. Examples: Edible Estates (www.fritzhaeg.com/garden/initiatives/edibleestates/main.html), South East False Creek Mixed Used Development (Vancouver, B.C.; http://vancouver.ca/commsvcs/southeast/docments/pdf/designingUA.pdf)
	Guerrilla Garden	Unauthorized appropriation and cultivation of food-producing or ornamental plants on untended, abandoned, or vacant private or public land by an individual or group. End products are typically used for neighborhood revitalization purposes. Examples: Los Angeles Guerrilla Gardening (www.laguerrillagardening.org), SoCal Guerrilla Gardening (http://socialguerrillagardening.org), Edmonton Guerrilla Gardening (http://edmontongg.blogspot.com), South Phila Guerrilla Gardening (http://guerrillaphilly.wordpress.com), Green Guerillas (New York; www.greenguerillas.org)
	Hobby Beekeeping	Small-scale keeping of honeybees for personal use. Beehives can be colocated with gardens or nongarden uses (such as parks), on underutilized spaces (including rooftops) in residential, mixed use, or other public land areas. End products are typically used for personal consumption, education, or donation. Examples: City Hall Bees (Vancouver, B.C.; http://vancouver.ca/commsvcs/socialplanning/initiatives/foodpolicy/projects/beekeeping.htm), New York City Beekeepers Association (www.nyc-bees.org)
	Hobby Chicken Keeping	Small-scale keeping of chickens for personal use in residential areas, or for commercial use in residential, mixed use, or other public land areas. Poultry keeping can be colocated with other agriculture and nonagriculture uses. End products are typically used for personal consumption, education, or sale. Examples: Backyard Chickens (Vancouver, B.C.; http://vancouver.ca/commsvcs/socialplanning/initiatives/foodpolicy/projects/chickens.htm), A2 City Chickens (Ann Arbor, Mich.; www.a2citychickens.com), Chicken Keepers (Cleveland; www.localfoodcleveland.org/group/chickenkeepers)

Table 2.1. Typology of urban agriculture

(continued)

(continued from page 17)

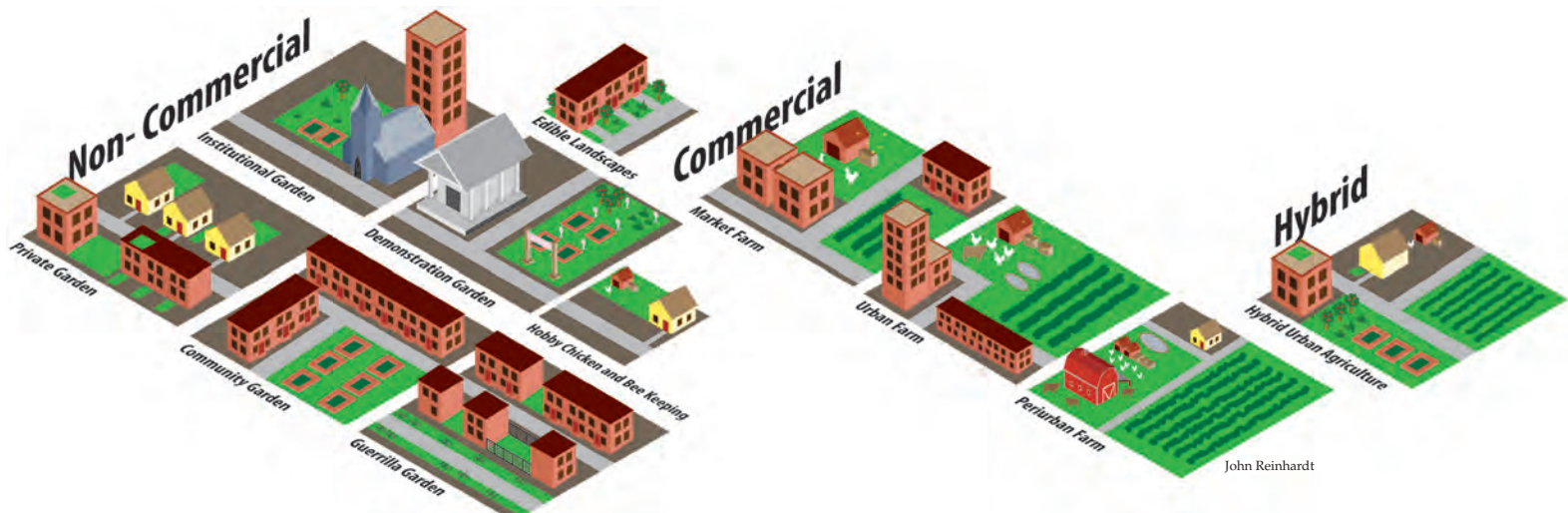
CATEGORY	TYPE	DESCRIPTION
C O M M E R C I A L	Market Farm	Small- to medium-scale production of food-producing or ornamental plants, bees, fish, poultry, or small farm animals located on public or private property, and designed and managed for commercial purposes using a variety of growing techniques including in-soil, container, hydroponic, and aquaponic growing systems. End products are typically sold on- or off-site at a stand, market, or store. Examples: Urban Growth Farm (Cleveland; www.urbangrowthfarms.com), Fresh Roots Farm (Atlanta; www.freshrootsfarm.com)
	Urban Farm	Typically larger than market gardens and include larger-scale production of food-producing or ornamental plants, bees, fish, poultry, or small to medium-sized farm animals for commercial purposes using a variety of horizontal and vertical growing techniques including in-soil, container, hydroponic, and aquaponic growing systems. End products are typically sold on- or off-site at a stand, market, or store. If large enough, urban farms may adopt the community-supported agriculture (CSA) distribution model, through which consumers of the farm's produce over the growing season also share in its risks. Examples: Greensgrow Farm (Philadelphia; www.greengrow.org), Red Planet Vegetables (Providence, R.I.; http://redplanetvegetables.wordpress.com), Springdale Farm (Austin, Tex.; http://springdalefarmaustin.com), Brooklyn Grange Farm (Brooklyn, N.Y.; http://brooklyngrangefarm.com)
	Periurban Farm	Practiced outside or on the fringes of metropolitan areas, often on agricultural land facing some threat of future development. Includes larger-scale production of food-producing or ornamental plants, bees, fish, poultry, or small to large farm animals for commercial purposes using a variety of growing techniques including in-soil, container, hydroponic, and aquaponic growing systems. Such farms are managed as agricultural businesses and may employ organic techniques or the CSA model. In most cases, the farm's production is marketed and distributed in the nearby metropolitan area. Examples: Potomac Vegetable Farms (Vienna, Va.; www.potomacvegetablefarms.com), Full Circle Farm (King County, Wash; www.fullcirclefarm.com)
	Beekeeping	Medium- to large-scale keeping of honeybees for commercial use. Beehives can be colocated with other urban agriculture uses (such as market gardens or urban farms) or other nonagriculture uses (such as parks or rain gardens), on underutilized spaces (including rooftops), in residential, commercial, mixed use, or industrial areas. End products are typically used for sale. Examples: Backyard Bees (Southern Calif.; http://backyardbees.net), Burgh Bees (Pittsburgh; www.burghbees.com), Earthworks Urban Farm (Detroit; www.cskdetroit.org/EWG/apiary.cfm).
H Y B R I D	Hybrid Urban Agriculture	Any combination of gardens and farms that produce food-producing or ornamental plants, bees, fish, poultry, or small to medium-sized farm animals for personal consumption, education, donation, and sale. Examples: 21 Acres (King County, Wash.; http://21acres.org), Hollygrove Market and Farm (New Orleans; www.hollygrovemarket.com), Growing Power (Milwaukee, Wis.; www.growingpower.org), Lynchburg Grows (Lynchburg, Va.; www.lynchburggrows.org), GROWHAUS (Denver; www.thegrowhaus.com)

Note:

Small = 0 to ½ acre or 1 beehive, 1-4 poultry, or 1 animal.

Medium = 1 to 2 acres or 2-4 beehives, 5-10 poultry, or 2-4 animals depending on poultry or animal size and available space.

Large = 5-10 beehives, 11 or more poultry, or 5-10 animals depending on poultry or animal size and available space.



John Reinhardt

ELEMENT	DESCRIPTION
<i>Accessory Structures and Materials</i>	
Growing	Raised beds, containers, and similar contained growing systems; planting-preparation houses or similar structures; greenhouses, hoop houses, coldframes, and similar structures used to extend the growing season; or hydroponic equipment, supplies, and structures
Irrigation	Water hoses, rain barrels, and other equipment used to irrigate the garden or farm
Compost	Bins, worms, screens, inputs (household, restaurant, or other food-service food waste; yard wastes; and poultry or animal manure), and other materials
Bees, poultry, and animals	Beehives, coops, cages, stables, barns, fences, or other enclosures
Fish	Aquaponic equipment, supplies, and structures
Storage	Tool sheds, dry or cold storage rooms, and other similar structures
On-site sales	Farm stand, retail store, or similar structure
Other	Benches, shade pavillions, restroom facilities, office space, picnic tables, children's play areas, and other structures and spaces.
<i>Processing Facilities</i>	
On-site facility	Partially or fully equipped kitchen for food preparation, preservation, or packaging, located on-site for personal consumption or commercial purposes. Commercial facilities are state inspected and licensed to allow the preparation and preservation of food for sale to a variety of retail destinations.
Community kitchen	Shared-use facility with a partially to fully equipped kitchen used for food preparation, preservation, and packaging. Noncommercial facilities are used for personal consumption purposes only and can be located anywhere from church basements to community centers to freestanding structures. Commercial facilities are state inspected and licensed to allow the preparation and preservation of food for sale to a variety of retail destinations.
Community processing center	Small-scale state-inspected and licensed facility containing a variety of equipment, which can be rented by urban growers to add value to raw food products through processing, packaging, and subsequent delivery to retail destinations
<i>Distribution</i>	
Food hub	Centrally located facility with a physical drop-off point for multiple food producers (gardeners, farmers) and a pick-up point for food buyers (restaurants, stores, institutions, cooperatives, caterers, etc.) wanting to buy locally grown or raised food products; or an online, virtual meeting place to connect food producers and sellers with food buyers
<i>Retail Destinations</i>	
Farm stand	Small retail venue, typically featuring one urban farmer, located on-site at a market garden, urban farm, or periurban farm, to sell agricultural products directly to consumers
Farmers market	Retail venue featuring multiple urban, periurban, or rural farmers operating within a certain geographic area to sell agricultural products directly to consumers
Community-supported agriculture	Direct grower-to-consumer sale and distribution model that emphasizes shared investment, responsibility, and risk. A grower sells a share of farm output to individuals and families at the beginning of the growing season and supplies seasonal produce and other agriculture products weekly or biweekly throughout the growing season. Agricultural products are typically distributed directly from the farm to an individual shareholder's home, place of work, or designated pick-up site.
Farm-to-institution	Direct sale of locally produced food products to schools, universities and colleges, hospitals and long-term care facilities, prisons and correctional facilities, and other institutional facilities
Food cooperative	Member-owned, member-controlled food business made up of food producers and consumers. Facilitates the direct sale and purchase of agricultural products between members at a designated store; members may be required to pay an equity investment to join the co-op or work in the store, and in return receive special benefits, such as reduced rates
Other	Restaurants, catering businesses, corner stores, bodegas, mobile food carts, and small and larger grocery stores

Table 2.2. Urban agriculture infrastructure

TO: PLAN COMMISSION
RE: COMPREHENSIVE PLAN INTERIM UPDATE
Legistar #80281

Some of you may be aware of my extensive experience with City of Madison planning processes. I have chaired the Plan Commission, the Community Gardens Committee, the Madison Food Policy Council, and served as interim director of the City's Department of Planning, Community and Economic Development from 2019-2020. Most recently, I chaired the Common Council's Task Force on Farmland Preservation in 2022-23.

I write in support of **Item K** on Staff's List of Proposed Revisions to the City's Comprehensive Plan **adding community gardens and urban agriculture** to the list of appropriate land uses in the Parks & Open Space category on page 25. Madison has made a significant effort to locate (especially) community gardens in publicly owned areas for decades to provide secure land tenure; it is important to both acknowledge and continue this practice.

The parameters for text revisions in the "interim update" process were very restrictive, but the Comprehensive Plan needs **a definition of community gardens**. Consider recommending the definition provided in the Zoning Code be added to the Glossary of Terms (Appendix E).

It is also worth noting that one of the reasons for undertaking the "interim update" process was to acknowledge and incorporate information acquired since 2018 through various planning processes authorized by the City. While most of these updates appear on the GFLU map because of recently adopted neighborhood plans and amendments, the Common Council recently accepted a report from the [Task Force on Farmland Preservation](#) that provides important background information, tools and recommendations to guide land use decisions where growing spaces are possible and desired by the community. Building on this report, the City's Subdivision Regulations were revised this summer to include the "preservation of farmland" as one of its purposes, and Economic Division Staff has drafted language to include this criteria in the City's land-banking policy. The "implementation matrix" in the Task Force Report (pages 12-15) also includes recommendations for every chapter of the Comprehensive Plan in the next 10-year update process to acknowledge the important contributions that growing spaces in a broad range of sizes and locations make to our community.

Until then, the Task Force Report provides valuable guidance as you approach land use decisions in the next 5 years until the Comprehensive Plan can more fully reflect these values. Thank you for your consideration.

Nan Fey, 444 West Wilson Street, Madison, WI 53703

11/7/23

Cleveland, Julie

From: Jeff Reinke <jsreinke@yahoo.com>
Sent: Friday, November 3, 2023 5:11 PM
To: Plan Commission Comments
Cc: benjamin.b.neumann@gmail.com; hannah@schneidewend.com; LLC; URBAN ASSETS LLC; abridgell@me.com; yanzel@wysomusic.org; mhuffman@huffmanfd.com; tlna@groups.io; Rummel, Marsha; Bennett, Juliana; president@tenneylapham.org; jbelknap@znet.com; Meagan.elaine@gmail.com; cherylbalazs@gmail.com; l.dilley@hotmail.com; jsreinke@yahoo.com; tacocatcreations@gmail.com; susan@wysomusic.org; mkundinger@strang-inc.com; mhuffman@huffmankeel.com; roger@wysomusic.org; Ben Bouche; James Zradicka; Eric Plautz; Tyler Brovelli; Mayor; Lance McGrath; John Seamon; Nisa Giaquinto; John Shively; Chris Wagner; John Belknap; Randall Wilkins; Tom Klein; Nicholas Schulenberg; Bridget Fraser
Subject: Comments, an article, and a video, for the Comprehensive Plan Interim Update meeting, on Monday, November 13th (?).
Attachments: Ultra-Sustainable Construction Article.pdf

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

Greetings to the members of the City's Plan Commission, and others. We hope you are all doing well.

Firstly, we are submitting to you, via a pdf, a short article on advances in building technologies. The article is from the 9-22-2023 edition of *Newsweek* magazine.

This article is a prime example of LEED - Leadership in Energy and Environmental Design. Also, while reading on the Comprehensive Plan Interim Update, we somewhere came upon the statement

(sorry, we are not exactly sure where): these new building technologies will make for "#4 [a] better fit with the predominant uses and development patterns in the surrounding area."

These new technologies can save large amounts of money and energy for developers, construction companies, building owners, and the general population.

Secondly, we are submitting a 13:38 minute Ted Talk on how new buildings are being constructed and built to bring more joy into people's lives. If you will please watch the entire video, you will

see and hear about such buildings. We have an example of such a building, going up right now, here in Madison, Wi. We are referring to the WYSO (Wisconsin Youth Sympathy Orchestra) building,

on the 1100 block of East Washington Avenue.

We encourage the Commissioners and everyone to read the article and view the video. Our hope, intention, and purpose is that Madison will use these technologies and techniques to build more

energy, financial, and people friendly buildings, both now, with the Interim Plan, and indefinitely into the future.

Thank you very much for your time and consideration, of the *Newsweek* article, the video, and our heart-felt comments.

Sincerely,

Karen Banaszak and Jeff Reinke

[Where Joy Hides and How to Find It | Ingrid Fetell Lee](#)



Where joy hides and how to find it | Ingrid Fetell Lee



CLIMATE

Ultra-Sustainable Construction Goes Mainstream

A new green generation of buildings is hitting goals that were inconceivable 10 years ago—sometimes even improving the environment

■ TRONDHEIM, NORWAY, A CITY OF 180,000 JUST 200 miles from the Arctic Circle on the coast of the frigid Norwegian Sea, hardly seems an ideal location for harvesting energy from the sun and surrounding environment. But a new 200,000-square-foot office building there is producing nearly half a million kilowatt-hours of renewable energy per year—twice as much as the building uses. The extra energy is powering other nearby buildings and charging electric cars, buses and boats throughout the city.

Highly sustainable buildings have been popping up around the U.S. and the world over the past decade. But now a confluence of new technologies and improving economics, as well as climate-change-inspired government regulation, are leading to the next wave in big construction: ultra-sustainable buildings. This new generation of green buildings is hitting environmental goals

that would have seemed inconceivable just 10 years ago—in some cases not just avoiding all harm to the environment, but actually improving it, leading the communities and cities around these buildings down greener paths.

These futuristic-seeming buildings promise to close a yawning gap in the world's efforts to slow climate change and mitigate its harms. About 40 percent of the world's greenhouse gas emissions come from the heating, cooling and lighting of buildings—not including substantial emissions from the construction of conventional buildings. Sharply curtailing these emissions is an essential part of fighting climate change.

Zero Emissions Energy

To appreciate what goes into making an ultra-sustainable building, consider what it took to build the one in Trondheim. The product of a collaboration between

by
**DAVID H.
FREEDMAN**

five Norwegian real-estate-industry organizations, the plans called for zero-emissions energy to heat, cool and otherwise power the structure. To get that energy, the developers built solar panels into the building's 31,000 square feet of exterior skin and pumped in what scant heat could be wrung from the nearby ocean waters. The result was the "Powerhouse Brattørkaia" building, finished in 2019, and now a model of how buildings can push out more clean energy than they consume.

Another ultra-sustainable building that's boosting community energy is the PAE Living Building in Portland, Oregon, designed by ZGF Architects as an office building. It relies on insulation and ventilation to reduce energy consumption by 80 percent compared to typical office buildings and collects and treats rainwater to meet the building's water needs. Because of limited space for solar panels, it couldn't generate all of its energy needs onsite. To make up the difference, it paid a nearby low-income housing project to install solar panels that generate enough electricity to power both the building and the housing project. "It makes sense to look at energy production from a regional point of view, rather than just in each individual building alone," says Kathy Berg, a principal at ZGF, which has been involved in a number of ultra-sustainable projects.

The motivation to use ultra-sustainable ideas in new commercial development—as well as to retrofit existing buildings to make them more sustainable—is economics. The costs of green technologies have been rapidly dropping. Solar energy, in particular, is becoming a better and better deal, falling in price about 10 percent a year, according to the U.S. Department of Energy.

RENEWABLE ENERGY IS BECOMING the smarter choice economically," says David Orr, a professor emeritus at Oberlin College and one of the pioneers of ultra-sustainable building design: "Anyone who buys a building that isn't solar-powered is just wasting their money." Regulators at local, state and federal levels are also demanding greener buildings.

"Anyone who buys a building that isn't solar-powered is just wasting their money."

Net Energy Positive

Making a building "net energy positive"—that is, capable of producing more renewable energy than it uses—is getting easier thanks in part to big improvements in solar panels. Panels today produce about 50 percent more electricity per square foot than they did 10 years ago, and experimental versions are already doubling today's output. Some new rooftop panels further boost output by capturing reflected light from the roof itself, as well as direct sunlight.

Thanks to advances in electronics that make solar-energy-generating components thinner and lighter, as well as materials innovations that can hide the components behind attractive, translucent coatings, these

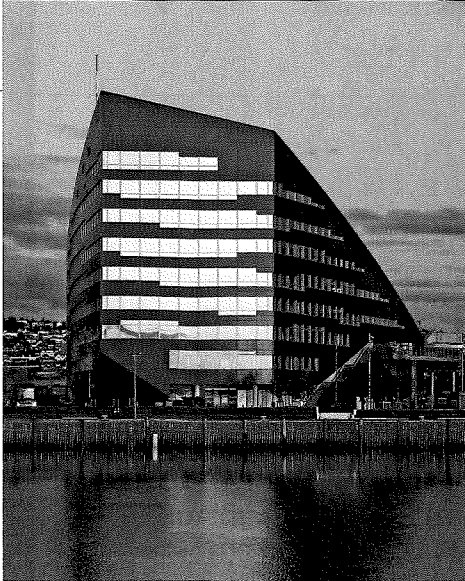
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components can now be built into the panels that make up a building's outer skin, and they can be retrofitted into older buildings. In the German town of Bochum, a 12-unit apartment building that dates back to the 1930s was updated with solar skin panels that now supply the building's 45-kilowatt-hour-per-square-foot electricity consumption—with plenty of energy left over to pump back into the local grid.

Another rapidly improving energy-gathering technology is heat pumps, which enlist a circulating gas that is expanded and compressed in a way that grabs heat from outside air, soil or water—even if it's cold—and releases it indoors. (Reversing the process provides cool air during the summer.) Heat pumps had long been useless in colder regions, but the best ones today rely on new types of gases and more powerful compressors to work in below-zero temperatures. Because they run on electricity from the grid, rather than from burning natural gas, they save on emissions, and they are typically four times more efficient than conventional electric heat. Boston University's new computing and data science center, a 300-foot-tall, 345,000-square-foot tower that opened last year, depends entirely on heat pumps to get through the city's often-brutal winters.

Producing energy is only half the recipe for ultra-sustainability in new buildings or to bring higher levels of sustainability to existing buildings, says ZGF's Berg. "Energy generation is really the second step," she says. "The first step is to reduce the amount of energy the building needs." For starters, that means state-of-the-art insulation to keep heat in or out and efficient LED lighting—steps that are now the rule in new buildings and being retrofitted into many older



ENERGY PRODUCER Trondheim's Powerhouse Brattørkaia, above. A bird's-eye view of solar panels on the building's roof, opposite.

ones. Further reductions are being made with special design features for managing sunlight and ventilation. For example, these features were instrumental in achieving the low energy needs of the new California Air Resources Board headquarters building designed by ZGF. To maintain comfortable indoor temperatures, motorized shades regulate sunlight entering the building through its giant skylights, and fans move air from cooler to warmer areas. To go even further, notes Berg, some buildings are now being designed to capture prevailing winds as natural ventilation systems.

Building Smarter

Electronic smarts are playing an increasingly large role in ultra-sustainability, too, both in a wide range of new buildings and in updating older buildings. Often at the heart of smart building systems are sensors that track where people are in a building—and where they aren't. "The heating and cooling systems can find out there's nobody on the fourth floor, and dramatically cut back on the heated or cooled air that's being sent there, as well as on the lighting," says Katie McGinty, chief sustainability officer at Johnson Controls,

which produces smart building systems. "Cars today are computers on wheels, but until now too little of that digitization has made its way into buildings."

In addition, smart buildings, whether old or new, can monitor minute-to-minute price changes on the electric power grid and adjust heating and cooling timing to take advantage of dips and spikes in the price. As more building occupants plug in electric vehicles, notes McGinty, the buildings can even look for opportunities to sell some of the available battery power in the EVs back to the grid at peak prices, recharging them when prices drop. And if there's solar power onsite, a building can work that into the mix, too, storing some of the solar electricity in batteries when it's sunny, and using it or selling it to the grid when it's cloudy or prices go back up.

Because adding highly efficient solar panels, heat pumps and insulation enables new and retrofitted buildings to generate more green energy than they consume, they're in a position to provide the excess to others. Many already do that by selling the excess to the grid, helping the grid reach its own renewable energy goals. Increasingly, buildings are striking deals that enable more direct green-energy sharing with neighboring buildings and facilities, as the Powerhouse building in Trondheim did.

As prices continue to fall, ultra-sustainability measures are expected to continue to gain ground among developers of all sizes and budgets, making buildings more of a climate asset than a liability. ■

► **David H. Freedman** is a freelance science journalist and author. Follow him on X @dhfreedman

September 28, 2023

City of Madison Plan Commission
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

Re: GFLU Map Amendment Request – 3978 Schewe Road and 10122 White Fox Lane

Dear Members of the City of Madison Plan Commission:

I am writing again to ask for your support for an amendment to the Generalized Future Land Use (GFLU) map for a six-acre property that I own at the northeast quadrant of the intersection of White Fox Lane and Schewe Road on the Far West Side of Madison (the street address of this site is 3978 Schewe Road and 10122 White Fox Lane). My Amendment Request was listed as #1, 2 and 3 on the list of amendment requests that the City's planning staff received and published on the City's website. I previously submitted a letter to the Plan Commission and also spoke during public comments at the Plan Commission meeting on September 7, 2023. My letter to the Commission was included as Attachment #8 (Public Comment 9-3-23) if you care to review it.

At the Plan Commission meeting on September 7th, several Commissioners expressed interest in discussing my Amendment request at the follow-up meeting on September 18th. At that meeting, Brian Grady of the City's planning staff, when discussing our property, seemed to be open to the idea of changing the GFLU designation from its current "Low Residential" status to the "Low-Medium Residential" category. While I had previously requested that a portion of our site also be changed to "Medium Residential" on the GFLU map, I now agree with Mr. Grady that the Low-Medium Residential designation is probably more appropriate for this property given the context of the site near newly built single-family homes in the adjacent Eagle Trace and Chapel View subdivisions.

For your reference, I have attached a copy of three maps included in the 2018 Elderberry Neighborhood Plan Amendment found on the City's website. Our property is shown on these three maps highlighted in bright green.

The first map shows major streets in the Elderberry Neighborhood, listed as either "Arterials" (which are Old Sauk Road to the North, Mineral Point Road to the South, and Pleasant View Road to the East), or as "Collectors", which feed into the Arterials from smaller neighborhood streets. As noted on this map, both White Fox Lane and Schewe Road are shown as Collector Streets, and our property is bordered by both. Almost every other similar intersection of two Collector Streets in the Elderberry Neighborhood has an area of "Low-Medium" or "Medium" Residential directly adjacent to it at that intersection, so there is clear precedent for our request for Low-Medium Residential at our site. Also, our property on Schewe Road is the closest area to the newly built Pope Farm Elementary which opened in 2020 (after the most recent Comprehensive Plan was approved in 2018), making this a very walkable location to the school for multifamily residents who can't afford the single-family homes in the neighborhood, which are now valued between \$500,000 and \$1+ million within a 1-mile radius of our property.

The second map shows existing and planned bike paths that run through the neighborhood. Again, our property (highlighted in bright green) is completely surrounded by bike paths which actually now exist, making the location very accessible to the Pope Farm Elementary School as well as other nearby recreational amenities including Eagle Trace Park, Pope Farm Conservancy, and Pioneer Park.

The third map shows “Potential Transit Routes” and “Potential Transit Streets” in the Elderberry Neighborhood. As indicated, Schewe Road is shown as a “Potential Transit Street”. While I recognize that it may be years before public transit extends to this location, it is important to recognize that this location at the intersection of two Collector streets may one day in the future have transit access and therefore is appropriate for higher density than the “Low Residential” category.

Finally, I’d like to point out that to the west of our property, the intergovernmental agreement between the City of Madison and the Town of Middleton prohibits density greater than 4 housing units per acre within a quarter mile of Pioneer Road. In other words, it will be impossible to add any significant density in this area of the Elderberry Neighborhood west of our property in the future.

At a time when the City of Madison is suffering from a severe shortage of affordable housing options for its rapidly growing population, the City should be looking for locations exactly like our property where increased density makes the most sense. Instead, it seems that the Planning staff is content to wait another five years for the next Comprehensive Plan update before seriously considering a change to our site’s GFLU category. They make the argument that since the Elderberry Neighborhood Plan was last updated in 2018, it is too early to make any changes like we have requested.

I truly appreciate the work that the City’s professional planning staff produces every day, but I reject that approach. If anything, I believe that the peripheral areas of the City should be reviewed much more frequently than every 5 or 10 years, since these are the areas of the City where open land still exists and can more quickly be adapted to the changing needs of the City. Accordingly, I am asking you to support our request for an amendment to the GFLU map by recommending a change to the “Low-Medium” residential category for our six-acre parcel. I would also welcome you to visit the property and surrounding neighborhood to see for yourself why this requested Amendment for “Low-Medium” Residential makes perfect sense, especially in the context of the rapid growth and diminishing availability of sites like this to provide much needed middle-income housing in the City.

Thank you very much for your consideration, and please feel free to reach out to me with any questions or comments.

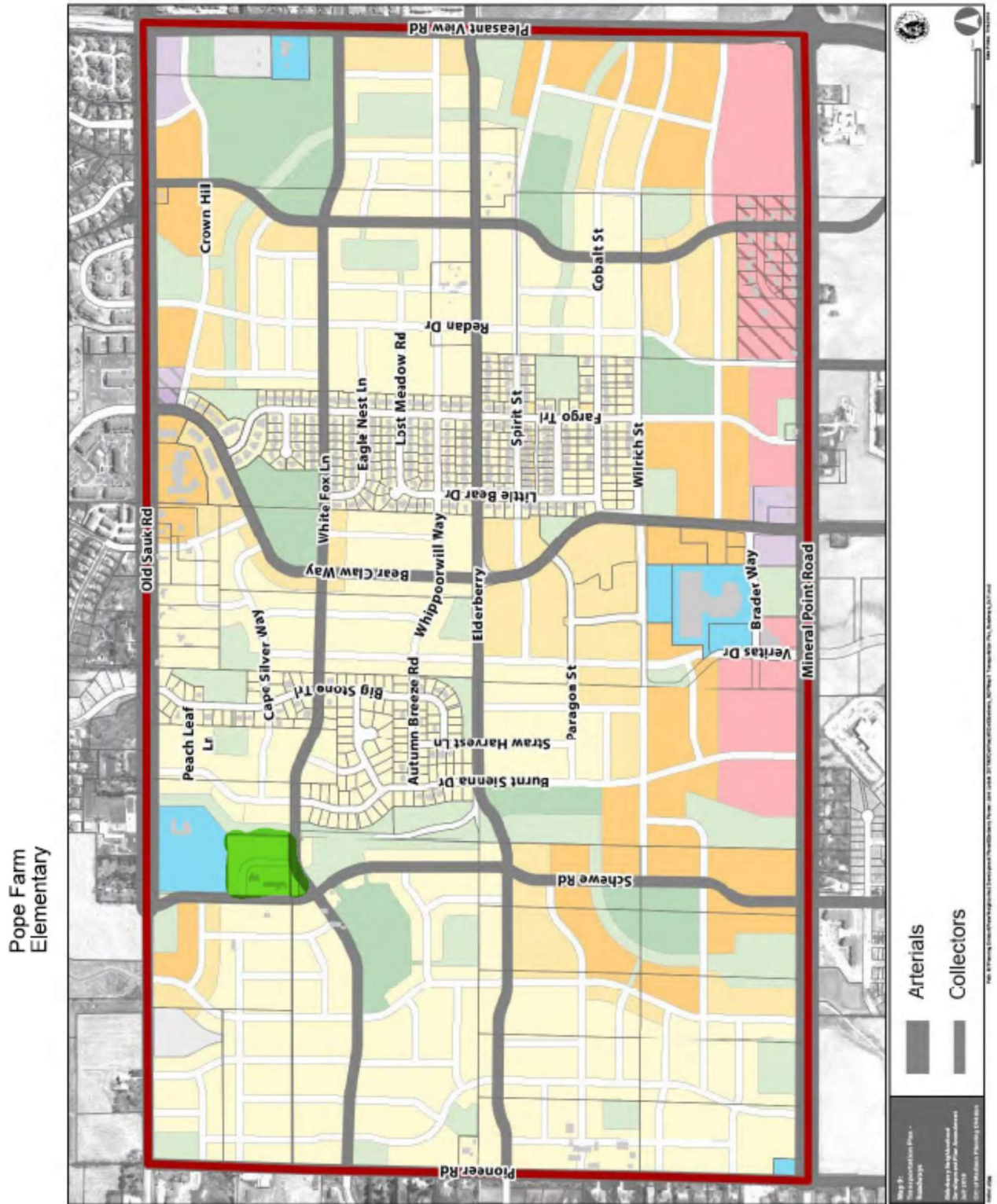
Sincerely,

Randall Eggert

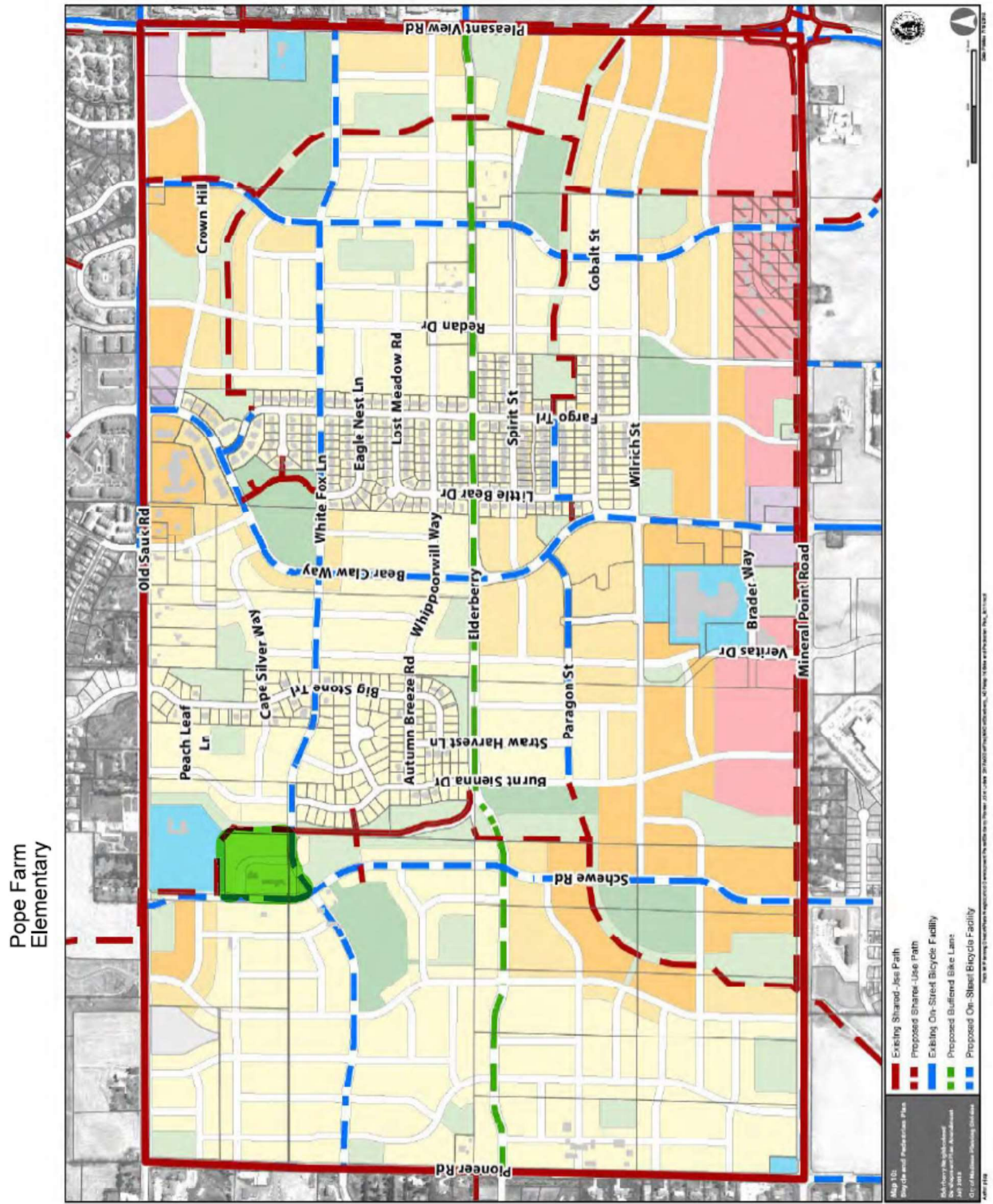
3978 Schewe Road
Middleton, WI 53562
karirand@yahoo.com

cc: Heather Stouder, City of Madison Planning Division Director
Brian Grady, City of Madison Principal Planner
Kirstie Laatsch, City of Madison Planner

Arterials and Collector Streets – 2018 Elderberry Neighborhood Plan



Bicycle and Pedestrian Plan – 2018 Elderberry Neighborhood Plan



Future Transit Plan – 2018 Elderberry Neighborhood Plan

Pope Farm Elementary

