

**From:** [adam benedetto](#)  
**To:** [All Alders](#); [Mayor](#)  
**Subject:** Please show some compassion. Vote YES on #89779  
**Date:** Monday, September 15, 2025 7:20:06 PM

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Some people who received this message don't often get email from benadamdetto@gmail.com. [Learn why this is important](#)

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*Dear Reps of the Citizens of Madison,*

*Please vote yes on Resolution #89779 to extend the campground serving unhoused people at Dairy Drive. Madison Street Medicine (MSM) has been remarkably successful in getting people living at Dairy Drive-- folks experiencing chronic homelessness with significant housing barriers-- into permanent housing. MSM can keep operating this program at NO ADDITIONAL COST to the City if the Council votes YES to extend their contract instead of demolishing the campground. MSM has unspent funds from the City (that would otherwise be returned) and HUD funds to serve this high-needs population. Adopting this resolution will provide needed time for the remaining residents to get into housing and prevent people from freezing to death outside this winter. People who don't use shelter need lawful options and this is one that works.*

*Progressive Dane wrote the copy above and I cut and pasted it to you because I believe in what it's saying. In the current political situation at a national level we need to band together the way people did during the Great Depression. A homeless person today is you tomorrow. In every political decision we make we should remember the most important passage from The Grapes of Wrath,*

*"I'm learnin' one thing good," she said. "Learnin' it all the time, ever' day. If you're in trouble or hurt or need --go to poor people. They're the only ones that'll help--the only ones."*

*I have always believed that Madison has an ambitious moral compass, it has always acted as the poorest among cities, because it takes on problems that have plagued all of humanity with deep care and an approach of modesty, of poverty, of forgiveness. Madison should err on the side of kindness. What was asked by folks at Progressive Dane in the passage above is hardly a burden for the people of Madison, taxes included, but would be a great burden for the psyche of Madison if we fail as a place to take care of the most vulnerable amongst us. Again, now more than ever, we must help those most in need.*

*Sincerely Yours,*

*Adam Benedetto and Sacha Benedetto  
5730 Dogwood Place  
Madison, Wisconsin 53705*

**From:** [Ben Bishop](#)  
**To:** [All Alders](#)  
**Subject:** Resolution 35  
**Date:** Sunday, September 14, 2025 8:45:40 AM

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I am in support of Resolution 35.

Resolution 35 provides \$100,000 from County funds to keep Diary Drive open through April at current staffing levels. It even covers costs for utilities, trash pick-up, etc.

I hope that Resolution 35 could include Kabba Recovery Services (\$35,000) although I know that it does not at this time.

Ben

My name and residence:  
Benjamin Paul Bishop  
1611 Monroe St, Apt. 311; Madison, WI 53711

**From:** [mary collet](#)  
**To:** [All Alders](#)  
**Subject:** resolution 11  
**Date:** Sunday, September 7, 2025 8:44:47 AM

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I wish to register my support of resolution 11, extending the contract to keep Dairy Park. People are homeless for many reasons, not the least of which is lack of affordable housing. Dairy Park provides an option for housing since homeless shelters are overflowing.

Please vote in favor of keeping Dairy Park.

Mary Collet, a concerned long-time citizen of Madison

**From:** [Tris Cushman](#)  
**To:** [All Alders](#)  
**Subject:** Dairy Drive Closure  
**Date:** Tuesday, September 16, 2025 10:31:28 AM

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Alders,

In the finance meeting last week you expressed concerns that “robust” social services would not be able to be provided if Dairy Drive continues to stay open beyond Thursday. Yes, you heard that right, you are effectively closing down Dairy in two days, after which date residents will be kicked outside and will not be able to go back, even for their personal belongings. This also gives residents no time to find adequate housing arrangements and despite requests by Madison Street Medicine, the City of Madison will provide no assistance such as hotel vouchers or other transitional places to stay where they will not be harassed by police or putting up tents in the City’s parks. You are the last chance for the dozens still staying at Dairy (even those who might be in some part of the process of locating housing with vouchers, closing on Thursday will effectively remove the centralized location where the dedicated social workers of the non-profits running Dairy have been able to meet and provide services, so they may lose their housing opportunities due to a lack of communication abilities. When you expressed concerns that services would not be robust enough I was shocked to then hear that your resolution to this matter was to remove ALL services. How are no services better than services that exist but might not perfectly meet your ideals of robustness? Come Thursday, everyone still here will be out on the street with nowhere to go. Moreover, they will lose all of their belongings that they have spent years acquiring, and will likely have nothing left once they are displaced outside.

You also expressed concerns that the non-profit leading Dairy, MSM did not seek external or private funding to support Dairy, and while I agree that efforts to find such funding could have been helpful, our City, County, and State are Morally Obligated to support our unhoused population. It isn’t the sole responsibility of MSM to aid, fund, and run housing programs to support our most vulnerable citizens. It takes all of us working together to do this, and the City, County, and State of Wisconsin need to recognize that we all have to work in unison to combat the housing crisis and by voting to end a program that is serving a very specific subset of the unhoused - those who are inherently unable to use our traditional city shelters right before winter WILL result in deaths. Come Thursday, all residents will be on the streets again, effectively reverting us back 4 years and undoing all of the work that Dairy has done to assist these individuals.

You heard from MSM staff that some individuals are in stages of using housing vouchers,

but without the continued support and lack of place to live beyond Thursday will likely result in more than just the 10 people who have no housing vouchers being outside, everyone who isn't already in an apartment will lose their housing Thursday and be living outside once again. This will likely result in additional chronic homelessness and will not aid in the housing first model that Dairy has been working for years to support. This program has been working, it just needs to stay open a bit longer and needs to have a resolution to allocate some funding from the 2026 budget towards these people who are in dire need of help. Please consider how destructive it will be for those who are actually being displaced. We sit in these meetings and talk about numbers and money like there aren't actual lives on the line right now.

Also in the meeting, you were advised that this program was specifically designed to serve a subset of the Madison homeless population that are COMPLETELY UNABLE TO USE THE CITY SHELTERS. Let me repeat that. The residents of Dairy are individuals who cannot use the standard City shelters. For each person the reason is unique and deeply personal. Maybe they were traumatized and the reality of using a shelter is too triggering for them, or maybe they have more belongings than they can carry on their backs back and forth, back and forth between The city shelters and the Beacon day in and out. Or maybe they are a queer person who is targeted within the shelters for being different - I'm speaking largely of queer women whose only option is a shelter run by The Salvation Army where they are not allowed to stay if they are in a relationship with another woman. Over the last several years I have provided assistance when the situation became so critical that the shelter had called the police on the individuals for no reason other than being queer. Maybe there aren't even shelters for them. I will use myself for this example. I am disabled, queer, and have two service animals. Over two and a half years ago I became unhoused due to an abusive landlord who threatened my life and those of anyone helping me. I am Trans Non-Binary. Madison has a women's shelter and a men's shelter. I am neither. So which shelter do you propose I use?

If you take any lasting point from this, please recognize that closing a transitional program down that has been doing groundbreaking work and providing services and housing to our most vulnerable populations before actually getting everyone into other programs or housing will undo all of the good that this place has done. Please also realize that at this point, expecting everyone to be on the streets again in two days is abhorrent and I implore you to oppose the demolition resolution and to create a new resolution to give the residents living at Dairy until April to find adequate arrangements.

Thank you,

Tris Cushman - they/them/theirs



**From:** [themagicgoat@gmail.com](mailto:themagicgoat@gmail.com) on behalf of [Lynn Dimick](#)  
**To:** [All Alders](#)  
**Subject:** Keep Dairy Drive Open (Item 89779)  
**Date:** Tuesday, September 9, 2025 8:05:17 AM

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You don't often get email from [ljdimick@gmail.com](mailto:ljdimick@gmail.com). [Learn why this is important](#)

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Hello,

I'm writing today to urge the alders to do everything in their power to keep Dairy Drive open. We as a community have an obligation to our unhoused neighbors, and it makes no sense to take away this invaluable and effective resource to save the equivalent of two police officers' pay each year.

So much money and work has already gone into establishing Dairy Drive, and their success rate is remarkable. Our unhoused neighbors deserve shelter and security as much as any other Madison resident, and they are already an underserved community as is.

I was proud of our community when I first learned about Dairy Drive four years ago, and hoped it was a sign that Madison was investing in a community that sorely needed it. Please don't set our city and our unhoused neighbors back by shutting it down.

Thank you,  
Lynn Dimick  
53714

**From:** [noreply](#)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Keep Dairy Drive open for housing  
**Date:** Tuesday, September 9, 2025 6:40:07 PM

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Recipient: All Alders:

Tuesday, September 9, 2025 – 6:39pm

Gilda Ennis

She/her

2221 Sherman Ave

APT 310

Madison, Wisconsin. 53704 Yes, by email. [gildaennis@gmail.com](mailto:gildaennis@gmail.com) All Alders Keep Dairy Drive open for housing Please support Alder Davy Mayer's resolution to keep Dairy Drive open for housing for those affected by homelessness. Displacement should not be the solution to a housing crisis.



**From:** [Barbara Fischer](#)  
**To:** [All Alders](#)  
**Subject:** Dairy Drive  
**Date:** Sunday, September 14, 2025 9:22:40 AM

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Please vote to keep Dairy Drive funded. With all the financial and intellectual resources we have in Madison, we should have zero homelessness and should be leaders in caring for the poor. Having stable housing is the basis for physical, mental, spiritual, economic and community health. The tiny homes at Dairy Drive are the very least we should be offering our neighbors to combat homelessness; we should do more, not less.

I would be happy to work with others to help develop sustainable solutions.

Thank you for your support.

Barbara Fischer  
2112 Régent St.  
Madison, WI

**From:** [Claire Gervais](#)  
**To:** [All Alders](#); [Tishler, Bill](#)  
**Cc:** [healthcare](#); [MSM Community](#); [Board of Directors](#); [Danecoahaa](#); [Brenda Konkel](#)  
**Subject:** Homelessness needs support!  
**Date:** Wednesday, September 10, 2025 8:05:23 AM

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Hello Alders

I am a city of Madison resident in district 11 and physician volunteer for Madison Street Medicine (MSM). I urge you to support Alder Davy Mayer's resolution to keep Dairy Drive open for housing for those affected by homelessness rather than displacing this population. As you are aware, MSM is proposing to privately fundraise to keep it open. I think it is worth the risk to keep it open, which will hopefully result in an effective fundraising effort to keep this population housed.

As a physician who works with this population, there needs to be more temporary and permanent housing solutions, which I am sure you would agree to. Unhoused people increase other financial burdens, including hospital and security costs. If we could come together as a community of policy makers, nonprofits activists, hospitals, and the police force to work on this problem both locally and globally, we may be able to come up with some creative and cost saving options for our community.

Thanks for your support!  
Claire Gervais, MD

**From:** [Lucy Gibson](#)  
**To:** [All Alders](#)  
**Subject:** Keep Dairy Drive open  
**Date:** Monday, September 8, 2025 12:12:31 PM

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Some people who received this message don't often get email from lucyfriendslove@gmail.com. [Learn why this is important](#)

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Please support the resolution to extend the contract of "Madison Street Medicine" to run the Dairy Drive tiny house settlement, and please keep the small Dairy Drive settlement open until the City can come up with another funding source to avoid putting over 60 homeless people back on the streets.

Our city and county need to get serious about doing away with homelessness. Other places are doing it. We can if we make it a major priority. We shouldn't have to suffer for years and years and years having homeless people camping in public places and dying early due to exposure and lack of basic needs. New York built large public housing years ago, using bonds. (I'm NOT talking about Cabrini Green-style housing! NY had and still has successful public housing complexes.) We could do the same. We can't keep expecting the private sector to do it, then subsidizing them, only to find that their housing 1) isn't really affordable to very low income people, 2) doesn't provide adequate services, and 3) goes out of existence in 20-40 years, creating more crises on an ongoing basis.

Lucy Gibson  
1610 Angel Crest Way  
Madison WI 53716

**From:** [regina.golding](#)  
**To:** [All Alders](#)  
**Subject:** Dairy Drive  
**Date:** Monday, September 8, 2025 8:03:23 AM

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You don't often get email from reginagolding1@hotmail.com. [Learn why this is important](#)

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I am emailing to you to please support Alder Davy Mayer's resolution to save Dairy Drive. Please help our vulnerable ones. Let's provide relief in a time when so many are facing unimaginable hardships.

Thank you,  
Regina Golding

**From:** [Laura Good](#)  
**To:** [All Alders](#)  
**Subject:** Support resolution 35  
**Date:** Monday, September 15, 2025 8:17:04 PM

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Some people who received this message don't often get email from lwardgood@gmail.com. [Learn why this is important](#)

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Dear alders,

We all know there is not enough housing in Madison. Please support resolution 35 at tomorrow's City Council meeting to allow the possibility for the Dairy Drive shelter to stay in operation. Allowing that shelter to close will compound the problem.

Sincerely,

Laura Good  
2325 Willard Ave  
Madison 53704

**From:** [Marnie Harrigan](#)  
**To:** [All Alders](#)  
**Subject:** Dairy Drive Campground  
**Date:** Wednesday, September 10, 2025 8:36:12 PM

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Some people who received this message don't often get email from marnigan@yahoo.com. [Learn why this is important](#)

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To City of Madison Alders,

I am writing in support of Alder Davy Mayer's resolution to extend the contract with Madison Street Medicine to run the Dairy Drive campground for people who would otherwise be unsheltered. We have an obligation to provide safe living environments and support to those who are vulnerable and at risk of serious health conditions in our community. MACH does crucial work to provide these services for those who would otherwise suffer significant health and safety consequences.

Please do the right thing and support this resolution.

Sincerely,

Marnie Harrigan  
509 S. Spooner St.  
Madison, WI 53711

**From:** [Mimi Hasan](#)  
**To:** [All Alders](#)  
**Subject:** Keep Dairy Drive open through April  
**Date:** Sunday, September 14, 2025 11:53:59 AM

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Some people who received this message don't often get email from miriamhasan@pm.me. [Learn why this is important](#)

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Dear Alders,

I'm writing to encourage you to support the measure to keep the Dairy Drive camping site open through April 2026. We have the opportunity to keep these folks warm for another winter, and I believe it's our duty to do so. There's no other plan for these most vulnerable and marginalized individuals, which means the plan is to hope they disappear, a euphemistic way of describing the true fate of these human beings. With our Federal government's recent executive order to bring back psychiatric institutionalization, it is an especially dangerous time to exist in public spaces without the security of a private home to return to. It also shortsighted to demolish a valuable community asset and investment that can based on operating costs, when funding for which could become available in the future.

Thanks,  
Miriam Hasan  
2722 Sommers Ave  
Madison, WI

**From:** [Andy Heidt](#)  
**To:** [All Alders](#); [Mayor](#)  
**Subject:** Dairy Drive  
**Date:** Tuesday, September 16, 2025 8:13:32 AM

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Some people who received this message don't often get email from afheidt@gmail.com. [Learn why this is important](#)

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I am flabbergasted that the closure is an issue. Please look at least a temporary solution through April at least. It is a sad commentary that this body is even pondering the demolition.

Sincerely,

Andy Heidt  
3128 St Paul Ave  
Madison, WI



**From:** [Barbie Jackson](#)  
**To:** [All Alders](#)  
**Subject:** Vote YES, for 9/16 Agenda Item 35  
**Date:** Monday, September 15, 2025 9:45:50 AM

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Some people who received this message don't often get email from barbie.g.jackson@gmail.com. [Learn why this is important](#)

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Dear Alders:

Once again I write to ask you to support the retention of the Dairy Drive housing using County funds.

Thank you.  
Barbie Jackson  
6441 Dyllyn Drive  
Madison, WI 53791

**From:** [Barbie Jackson](#)  
**To:** [All Alders](#); [Mayor](#)  
**Subject:** Dairy Drive Followup Re: 9/16 Common Council, Agenda Item : I support Alder Mayer"s Resolution to extend the contract for Dairy Drive Shelter  
**Date:** Monday, September 8, 2025 11:06:21 AM

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Dear Mayor Rhodes-Conway and Alders:

At the City Council's meeting on September 2, Ald. Davy Mayer introduced a resolution to again extend the contract between the city and the organization that operates the Dairy Drive encampment on Madison's far east side — using potential county dollars. My understanding is that City Council members next plan to discuss the future of the site at 3202 Dairy Drive during their Sept. 16 meeting after it goes through the Finance and City-County Homeless Committees.

**I urge you to vote to approve any resolution to extend the contract for the Dairy Drive shelter.**

Sincerely,  
Barbie Jackson  
6441 Dylun Drive  
Madison, WI 53719  
[barbie.g.jackson@gmail.com](mailto:barbie.g.jackson@gmail.com)  
608-234-8118

On Tue, Sep 2, 2025 at 1:54 PM Barbie Jackson <[barbie.g.jackson@gmail.com](mailto:barbie.g.jackson@gmail.com)> wrote:  
Dear Mayor Rhodes-Conway and Alders:

This is my personal statement regarding the September 2, 2025 Common Council [Agenda](#), Item 45: , ref: [File # 89274](#). Although an active member of [MOSES](#), my statements are my own and do not represent the organization.

**I oppose Demolition of the Dairy Drive Shelter.**

It is my understanding from recent news articles and other communications that the City Council will vote Tuesday night on a resolution to demolish the Dairy Drive shelter and that THERE IS NO PLAN currently to house the approximately 22 people currently living there. I write in opposition to the closure and demolition of the Dairy Drive campground, a program serving unsheltered people experiencing homelessness with the highest vulnerabilities, 70% of whom were experiencing chronic homelessness when they entered the program.

At a time when our federal government is ruthlessly demolishing homelessness encampments in our nations Capitol under false pretenses of reducing crime, and when they are threatening to do the same, illegally, in major cities throughout our nation, it is shameful

that the City of Madison would consider similar displacement of some of our most vulnerable neighbors.

The Dairy Drive Campground initiative demonstrates that successful solutions to homelessness include providing legal and safe places for unhoused people to live and connect with service providers to secure permanent housing. At a time when other jurisdictions are turning to law enforcement and criminalization of homelessness, Madison should continue to facilitate the operation of this campground which is now an important part of the homeless services continuum at least through April 2026.

**I urge the Common Council to reject any resolution to demolish the Dairy Drive shelter.**

Sincerely,  
Barbie Jackson, MOSES Vice President and 58 Year Resident of Madison  
6441 Dyllyn Drive  
Madison, WI 53719  
[barbie.g.jackson@gmail.com](mailto:barbie.g.jackson@gmail.com)  
608-234-8118

**From:** [Brenda Konkel](#)  
**To:** [All Alders](#)  
**Subject:** Fwd: Dairy Drive Budget Numbers  
**Date:** Monday, September 8, 2025 4:29:02 PM  
**Attachments:** [Screen Shot 2025-09-08 at 1.56.16 PM.png](#)  
[Screen Shot 2025-09-08 at 1.56.36 PM.png](#)  
[image \(5\).png](#)  
[image \(6\).png](#)  
[Screen Shot 2025-09-08 at 1.56.53 PM.png](#)

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My apologies, I should have sent this to everyone instead of just the finance committee. Hope this helps.

Brenda K. Konkel  
Executive Director, Madison Street Medicine  
1202 Williamson St. #101, Madison, WI 53703  
[brenda@madisonstreetmedicine.org](mailto:brenda@madisonstreetmedicine.org)  
(608) 676-7826 x 4, 2  
she/her/hers

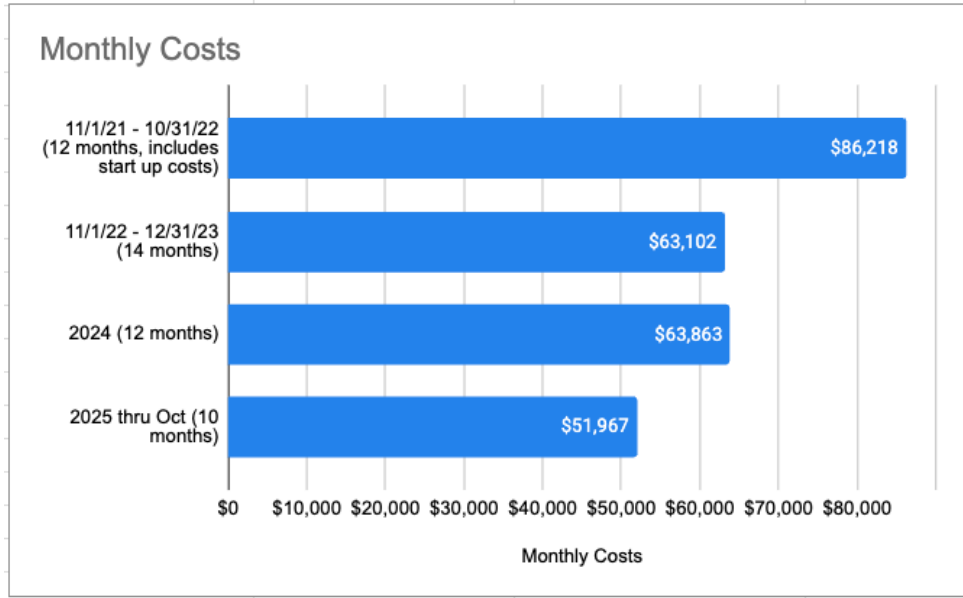
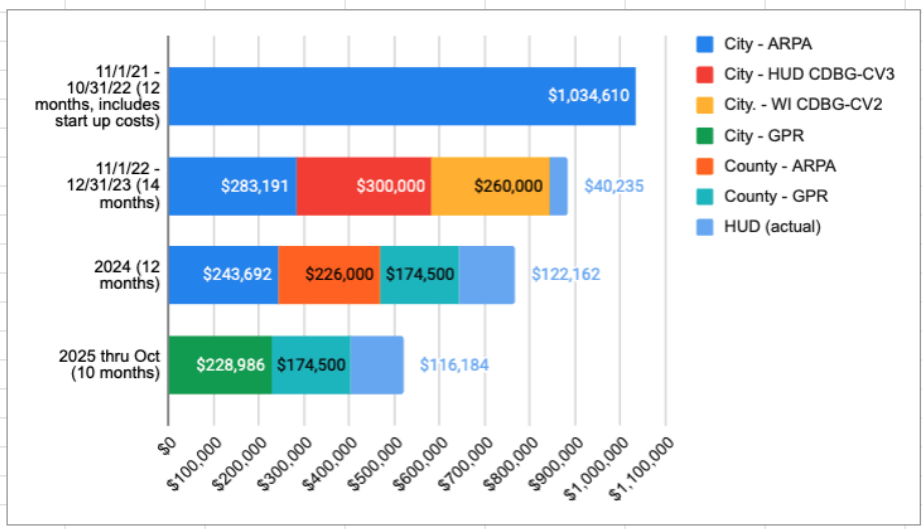


----- Forwarded message -----

From: **Brenda Konkel** <[brenda@madisonstreetmedicine.org](mailto:brenda@madisonstreetmedicine.org)>  
Date: Mon, Sep 8, 2025 at 2:01 PM  
Subject: Dairy Drive Budget Numbers  
To: <[financecommittee@cityofmadison.com](mailto:financecommittee@cityofmadison.com)>

Hello Finance Committee members - I figured it would be easier for you to have these in advance than to try to tell you at the meeting and then have any confusion or use your time to repeat them.

These are the numbers for the past 4 years.



Here is what I put in the [proposal for 2026 - 2030](#)

A	B	C	D	E
Agency & Program:	Madison Street Medicine - Dairy Drive 2.0			
ACCOUNT CATEGORY	City of Madison Request Amount	Non-City Sources	Total Program Budget	Budget Details (e.g., Case manager and supervisor wages; \$1,000 for application fee; \$3,000 for bus passes)
<b>A. PERSONNEL</b>				
Salary	122,828	295,328	418,156	see chart -> plus on-call pay
Taxes/Benefits	34,352	60,192	94,544	08 taxes and health, dental, vision costs
<b>Subtotal A.</b>	157,220	355,520	512,740	
<b>B. OTHER OPERATING</b>				
Insurance	1,000	1,000	2,000	General liability, vehicle
Professional Fees	3,000	3,000	6,000	Accounting services
Audit	2,500	2,500	5,000	Annual Audit
Postage/Office and Program Supplies	500	500	1,000	Office supplies, printing
Equipment/Furnishings/Depreciation			0	
Telephone	3,030	3,044	6,074	Cell phone costs
Training/Conferences	1,000	1,000	2,000	Ryan Dowd Training Fees, Misc. Conferences
Food		10,000		Meals and Second Harvest Food Bank purchases
Household Supplies			0	
Auto Allowance/Travel		10,000	10,000	Staff mileage and cabs
Vehicle Costs/Depreciation	1,500	1,500	3,000	Van costs
Other (Specify):			0	
<b>Subtotal B.</b>	12,530	32,544	35,074	
<b>C. SPACE</b>				
Office or Facility Rent	4,750	4,750	9,500	Office rent for case managers and storage
Utilities			0	
Maintenance	5,000	5,000	10,000	Supplies, repairs and materials
Mortgage Principal/Interest/Depreciation			0	
Property Taxes			0	
<b>Subtotal C.</b>	9,750	9,750	19,500	
<b>D. SPECIAL COSTS</b>				
Assistance to Individuals - Rent (monthly rent and rent arrears)			0	
Assistance to Individuals - Other Financial Assistance (security deposit, application fee, bus passes, etc.)		10,000		Bus passes, security deposits, application fees (does not include 1915)
Program Subcontracts (Specify):			0	
Other (Specify):			0	
Other (Specify):			0	
<b>Subtotal D.</b>	0	10,000	0	
<b>TOTAL (A-D.)</b>	179,500	407,814	567,314	

STAFFING: Include ALL staff working for the program			
Staff Position Title	City-Funded FTE	Total FTE, Including Non-City Sources	Role and Responsibilities
Facilities Manager	0.50	1.00	Repairs, maintenance, lawncare, cabin turn overs, camper support
Nights and Weekends	1.25	2.50	Assisting campers with needs, de-escalation, guest monitoring,
Camper Needs Coordinator	0.30	0.30	Coordinate food pantry, transportation (van trips, bus passes) and donations
SOS Coordinator		0.25	Connect guests to outreach programs
Office Manager		0.25	Scheduling and logistics
Executive Director	0.15	0.15	Program Management, Supervision, Financial Management, Technical Expertise
Case Manager		2.00	Housing focused case management

These are the funds we have available through April.

Available funds at MSM	\$95,064	Could pay for utilities & TJ (facilities) in 2026	
City Contract Remaining Funds	\$100,559	available Sept - Dec	
Remaing HUD funds to be spent by 7/31/26*	\$366,340	available Sept - July 31, 2026. Can't be subcontracted to Kabba (they are not a subrecipient) and I have to check how much admin is left that could pay for utilities, also have to pay ICA	*plan was to hire more outreach workers this fall and in 2026 with the remaining funds, depending upon what happens at Dairy Drive
<b>Total Funds Currently Available</b>	<b>\$561,963</b>		
August - April = 8 months	\$70,245	per month	
August - July = 11 months	\$51,088	per month	

If there is anything else you need, please do not hesitate to reach out!

Brenda

Brenda K. Konkell  
 Executive Director, Madison Street Medicine  
 1202 Williamson St. #101, Madison, WI 53703  
[brenda@madisonstreetmedicine.org](mailto:brenda@madisonstreetmedicine.org)  
 (608) 676-7826 x 4, 2  
 she/her/hers



**From:** [Brenda Konkell](#)  
**To:** [All Alders](#); [Mayor](#); [Okeefe, James](#); [Rhodes, Linette](#); [Sara Allee-Jatta](#)  
**Subject:** 2 serious questions about Dairy Drive  
**Date:** Tuesday, September 9, 2025 9:41:33 AM  
**Attachments:** [Screen Shot 2025-09-09 at 9.25.25 AM.png](#)

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1. How much money do you think we need for 6 months of operations? How much more funding do you think we need to be successful?

Available funds at MSM	\$95,064	Could pay for utilities & TJ (facilities) in 2026	
City Contract Remaining Funds	\$100,559	available Sept - Dec	
		available Sept - July 31, 2026. Can't be subcontracted to Kabba (they are not a subrecipient) and I have to check how much admin is left that could pay for utilities, also have to pay ICA	*plan was to hire more outreach workers this fall and in 2026 with the remaining funds, depending upon what happens at Dairy Drive
Remaining HUD funds to be spent by 7/31/26*	\$366,340		
<b>Total Funds Currently Available</b>	<b>\$561,963</b>		
August - April = 8 months	\$70,245	per month	
August - July = 11 months	\$51,088	per month	

2. Madison Street Medicine has two case managers. We were the ones with mental health expertise (Masters of Social Work level workers) and housing expertise. [Kabba](#) (<- see qualifications here) has with substance use expertise. If we drop to two case managers and then have outreach case managers work more closely with us for their clients, what more do you think we need? With three case managers, they had a case load of about 10, with two case managers there have a case load of about 15.

I think our model we are proposing with less staffing still gets us what we need. The staff we cut was the person who gets food, donations, coordinated laundry trips, etc. - we called them the camper liaison. Also, since last April we stopped staffing the campground 1am - 5am because there was not much going on and we haven't seen more police calls as a result. The other change is that we have 3 shifts on a weekend day instead of 4. So someone is alone 10am - 1am, 1pm - 9pm there are two people on site and 9pm - 1am we are back to one person on site. I don't think these changes are having catastrophic results. But I'd love to hear what you think.

If someone can answer these questions, perhaps we can figure something out.

I am asking in all honesty.

Please don't reply all!!! (but you know that). Please do include Sara from Kabba in any correspondence back to me.

Brenda K. Konkell  
Executive Director, Madison Street Medicine  
1202 Williamson St. #101, Madison, WI 53703  
[brenda@madisonstreetmedicine.org](mailto:brenda@madisonstreetmedicine.org)  
(608) 676-7826 x 4, 2  
she/her/hers





**From:** [Brenda Konkell](#)  
**To:** [All Alders](#); [Mayor](#); [Sara Allee-Jatta](#); [Rhodes, Linette](#); [Okeefe, James](#)  
**Subject:** Outcomes for Dairy Drive are consistently highest  
**Date:** Wednesday, September 10, 2025 9:24:48 AM  
**Attachments:** [Screen Shot 2025-09-10 at 8.49.41 AM.png](#)  
[Screen Shot 2025-09-10 at 8.51.05 AM.png](#)  
[Screen Shot 2025-09-10 at 9.04.31 AM.png](#)  
[Screen Shot 2025-09-10 at 9.09.47 AM.png](#)  
[Screen Shot 2025-09-10 at 8.49.21 AM.png](#)

Some people who received this message don't often get email from [brenda@madisonstreetmedicine.org](mailto:brenda@madisonstreetmedicine.org). [Learn why this is important](#)

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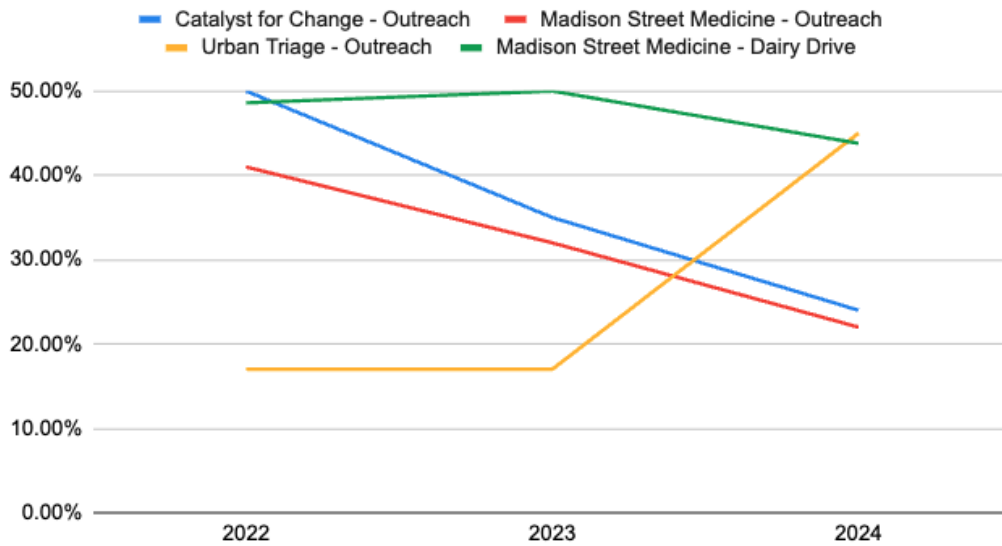
During the council meeting Alder Pritchett asked about outcomes for the programs. Here are outcomes for outreach programs (includes Dairy Drive) and singles shelters.

I took these numbers from the applications available on the [CDD website](#). Please look at the green line, which is Madison Street Medicine's Dairy Drive program. We are consistently the highest performing program, getting the best results. These numbers come for the HMIS system where all agencies track services for our clients. Please note, our target is to have 30% exiting to permanent destinations and 60% exiting to positive destinations

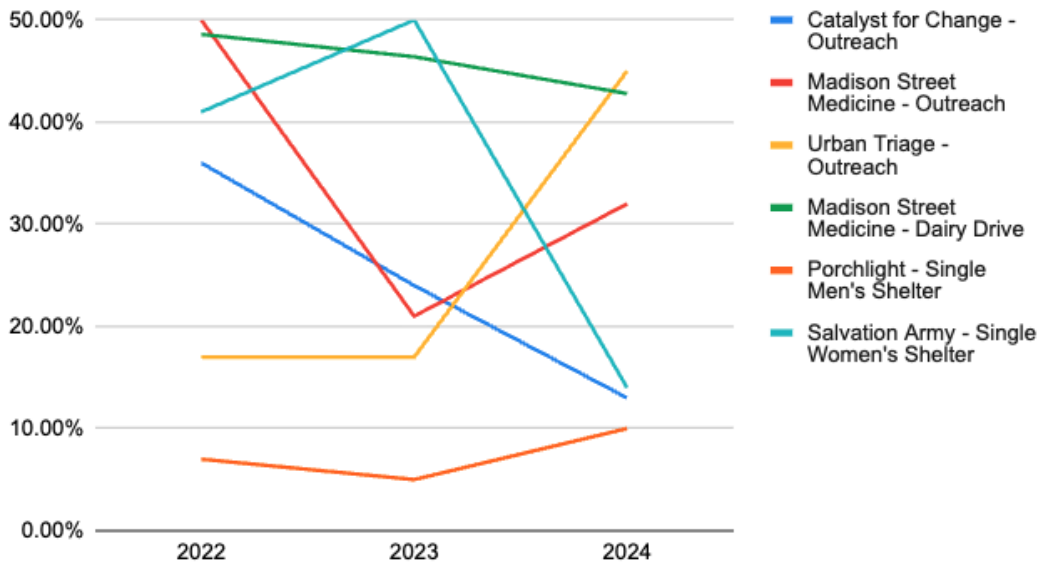
Performance Measure	CDD Target
% of Leavers Exiting to Permanent Destinations	30%
% of Leavers Exiting to Positive Destinations (including shelter and temporary destinations)	60%

No organizations were able to hit the annual goals likely due to our housing market and lack of affordable housing options for our clients who mostly make less than 30% AMI combined with many of whom have 0 income and high barriers to housing and therefore high rejection rates from landlords. When the men's shelter opens and we can't get people into shelter, the numbers for positive destinations will likely decrease further. Partially because we have much higher numbers of people on our case loads making it harder to give individual attention and because the same number of people getting into positive destinations will result in a lower % due to higher numbers of people we are serving.

## Exits to Positive Destinations



## Exits to Permanent Destinations



Additionally, as we noted in our application, our numbers are even higher for positive destinations if you look at the entire performance period of the program, we do exceed that 60% goal.

The CAPER says from start to date 76.12% left to positive housing destinations.

<b>TOTAL</b>	<b>72</b>
Total persons exiting to positive housing destinations	51
Total persons exiting to destinations that excluded them from the calculation	5
Percentage of persons exiting to positive housing destinations	76.12%

When I ran the report today it said

<b>TOTAL</b>	<b>74</b>
Total persons exiting to positive housing destinations	54
Total persons exiting to destinations that excluded them from the calculation	5
Percentage of persons exiting to positive housing destinations	78.26%

Hope you find this information helpful.

If you have further questions, please feel free to reach out to Sara Allee-Jatta and myself.

Brenda K. Konkel  
Executive Director, Madison Street Medicine  
1202 Williamson St. #101, Madison, WI 53703  
[brenda@madisonstreetmedicine.org](mailto:brenda@madisonstreetmedicine.org)  
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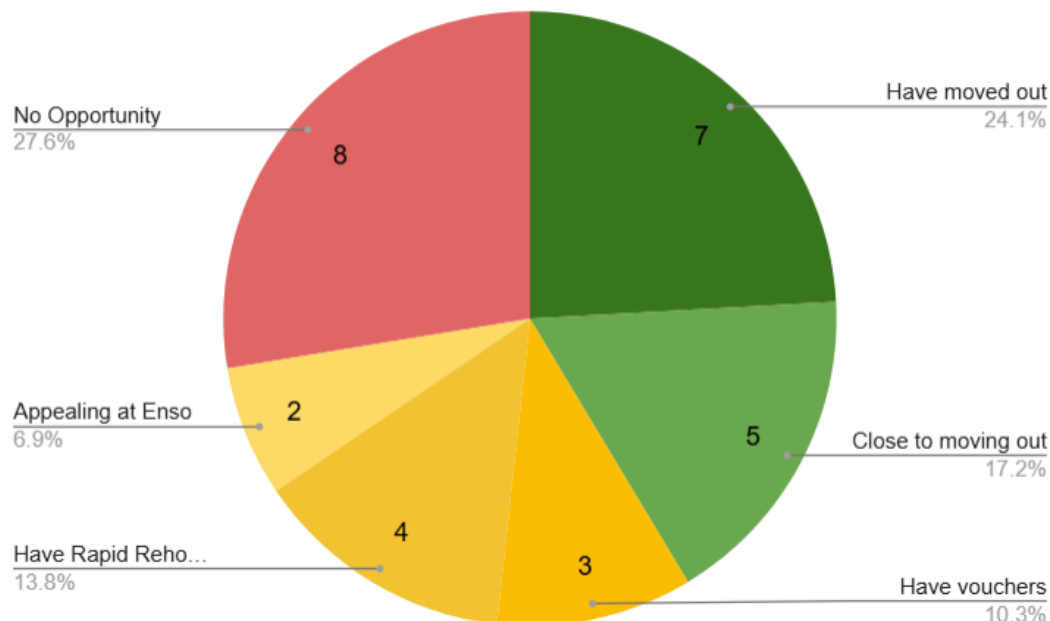
**From:** [Brenda Konkel](#)  
**To:** [All Alders](#); [Mayor](#); [Okeefe, James](#); [Rhodes, Linette](#); [Brandi Grayson](#); [Savannah Harpel](#); [Stacy Williams](#); [Sara Allee-Jatta](#)  
**Cc:** [Board of Directors](#)  
**Subject:** # of campers left at Dairy Drive (info updated as of this morning)  
**Date:** Tuesday, September 16, 2025 9:47:16 AM  
**Attachments:** [image.png](#)

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I talked with our case managers this morning and we agree these are our best guesses with the crystal ball we have which may or may not be cloudy! When dealing with people and systems and multiple partnerships sometimes the best laid plans do not come to fruition. This is somewhat of an art, not a science.

Of the 29 people who were at Dairy Drive



**CLOSE TO MOVING OUT (leases cannot be signed until unit passes CDA inspection)**

- 1 signed a lease and has to move
- 1 approved, we are waiting to confirm the unit passed CDA inspection so lease can be signed
- 1 approved but unit is not ready, will need to get inspected by CDA when ready and then they can sign the lease
- 1 waiting on CDA re-inspection
- 1 invited to apply at Enso, they are familiar with the person and they are likely to get in and be approved

**SECTION 8 VOUCHERS (Had 10, 3 left after people who are close move out)**

- 1 extension has been requested
- 1 waiting on a briefing
- 1 is about to lose voucher (dealing with personal crisis) and we will transfer it to another

person

**RAPID REHOUSING VOUCHERS (Had 5, 4 left)**

- 1 working with Salvation Army
- 1 has intake done with Urban Triage
- 1 waiting on SS card and drivers license
- 1 needs to complete intake with Urban Triage

**APPEALS AT ENSO**

- 2 have been denied and are re-appealing due to more apartments being available

**NO HOUSING OPPORTUNITY**

- 2 currently in jail
- 2 on sex offender registry
- 1 voucher expiring (person in personal crisis)
- 1 never completed intake with Urban Triage
- 1 was new and missed opportunities
- 1 mental health issues and turned down opportunities

I hope this helps for tonight's discussion. Questions can be directed to myself or Savannah and Stacy.

Thanks!

Brenda

Brenda K. Konkel  
Executive Director, Madison Street Medicine  
1202 Williamson St. #101, Madison, WI 53703  
[brenda@madisonstreetmedicine.org](mailto:brenda@madisonstreetmedicine.org)  
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she/her/hers



**From:** [Patricia La Cross](#)  
**To:** [All Alders](#)  
**Subject:** Dairy Drive project continuation  
**Date:** Monday, September 8, 2025 8:49:03 AM

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Some people who received this message don't often get email from lacross.patricia@gmail.com. [Learn why this is important](#)

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I urge this talented body of alders to follow the lead of Ald. Mayer in supporting the continuation of Dairy Drive, so that those who've been successful in rehousing the great number of its residents can bring that work to completion!

We are not a great city if only the wealthy succeed, but when we do the harder work of lifting up the struggling: providing basic life-saving services like housing, food and health access, that they too might thrive to the degree possible.

Thank you,

Patricia La Cross

**From:** [Helyn Luisi-Mills](#)  
**To:** [All Alders](#); [Figueroa Cole, Yannette](#)  
**Subject:** support Alder Davy Mayer"s Resolution  
**Date:** Monday, September 8, 2025 2:21:25 PM

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I am writing in support of Alder Davy's resolution.

I understand that there are challenges with funds, but there is also no plan or solution. While a solution is figured out keep Dairy Drive open.

Helyn Luisi-Mills  
1805 Kenneth St.



**From:** [Stephen Lyrene](#)  
**To:** [All Alders](#)  
**Subject:** Resolution 35  
**Date:** Sunday, September 14, 2025 9:45:36 AM

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I support resolution 35. My address 835 Pebble Beach Drive, Madison 53717. We need housing for all. Thanks.  
Steve Lyrene  
Sent from my iPhone

**From:** [mcsee@aol.com](mailto:mcsee@aol.com)  
**To:** [All Alders](#)  
**Cc:** ["Julia Matthews"](#)  
**Subject:** Dairy Drive Letter from Matriots group  
**Date:** Tuesday, September 16, 2025 9:48:37 AM

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Some people who received this message don't often get email from mcsee@aol.com. [Learn why this is important](#)

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Hello Alders

I belong to a group of politically minded women in Madison, we call ourselves Matriots. We meet monthly and talk about what each of us are doing to impact local and national politics. This usually ranges from attending demonstrations, letter writing and phone calls, and attending speakers. Matriots is about providing a safe place to land and talk about frustration and do some self-care so we can get back to doing what we do. At our last meeting we discussed the issue of destroying the Dairy Dr. project. We organized a small meeting on Sunday morning at a north side church. Four alders were invited and three attended; Alders Glenn, Martinez-Rutherford, and Matthews.

During the meeting the Alders explained the many barriers to keeping the Dairy Dr. program in place and that there were no plans to replicate this successful program. The need to funnel monies to the new homeless shelter was stressed. Though that shelter, even with 24/7 services will not be able to replicate the 70+% success that the Dairy Dr. model attained. This is due, in my opinion, to the lack of having dedicated space for each person that Dairy Dr. provided. It is my understanding that the new shelter will house on a first come first served basis and will only be able to accommodate less than 250 men. The success rate of finding permanent housing with that model is 30 – 35 %.

It was explained that the Dairy Dr. project was funded with ARPA monies during covid and was designed to end in 2025. Based on it's location, which is not located near any sources of food, transportation, or other services, and minimal personal services, such as lack of heat or personal toileting space, these were built as temporary shelters. They were designed to fail was the quote I remember. Yet despite that and the expense of providing services. The model effectively moved people into the housing market with the afore mentioned success rate of over 70%. Pretty amazing!

Despite the proven success of the Dairy Dr. model, it is destined to be destroyed and no comparable replacement is in place to continue that successful transition from unhoused to housed. We asked numerous questions and have even more since that meeting. Something about this is not making sense. We are hoping at the very least to delay this demolition until April to give the community more time to find alternate solutions to keeping this successful program going.

Ideas that came out of this meeting and discussions afterwards are as follows.

- Increase non-profit involvement at no cost to the city. Leverage what so many agencies do and do well

- Sell the properties to a non city entity for an under market value price (\$1?) to encourage continued development, similar to the Hartmeyer project (but I can support this as it is about basic human needs)
- Can volunteers be used to keep Dairy dr. open until April and beyond
- Can we plan to develop the successful housing program in a more service accessible location. (Tiny villages)
- A few people expressed willingness to have some units relocated to residential properties that they own
- Relocate the housing structures, in part or all, to the homeless shelter property's parking area as a step up towards more permanent housing
- Consider using volunteers who need workforce training to provide the labor. Through Operation Fresh Start or similar agencies

We are coming to this issue late in the process and are sure that these ideas and many more have been researched and discussed at length. We welcome the opportunity to be involved at this stage and appreciate the hard work on this so far.

What was very clear during the Sunday meeting was the immobilizing complexity around finances specific to where and how to spend money. As a tax payer, I appreciate that attention to detail! However, it is keeping us stuck in a system that does not seem to meet the needs of all residents of Madison. In a push to increase housing, it makes little sense to destroy housing that has been so effective with no plans to replicate the program by offering a half step to housing, like what Dairy Dr. is offering.

Thank you for reading/listening.

Respectfully submitted by  
Cathy Couture on behalf of The Matriots Fair Housing Subcommittee

Linda Colletti, Cathy Couture, Deenah Givens, Beth Reschke

**From:** [Molly Minden](#)  
**To:** [All Alders](#)  
**Subject:** Writing in support of Dairy Drive campground  
**Date:** Sunday, September 7, 2025 9:29:30 PM

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Dear Alders,

I am writing as a Madison resident in favor of extending the contract with Madison Street Medicine to run the Dairy Drive campground for people who would otherwise be unsheltered houseless. This is a critical home for many of our fellow residents and it is important we continue to support it,

Best,  
Molly Minden

**From:** [Leland Pan](#)  
**To:** [All Alders](#)  
**Subject:** Dairy Drive Campground  
**Date:** Sunday, September 14, 2025 10:42:09 AM

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Hi all,

I've already written my comments to my Alder, Alder Guequierre, and I appreciate him following up and responding to me, but I just wanted to share what I wrote to him to the full council.

I write in opposition to the closure and demolition of the Dairy Drive campground.

As a school social worker, I work regularly with Madison's unhoused population. The lack of housing options in Madison is at a crisis; 7% of our student population at my school is homeless, and it has hit 15% in at least one school. Until there are more options for people, we can't demolish current programming for people facing homelessness, no matter how temporary or flawed they may be. Long term, I hope the city is comfortable with not just more and denser housing development, but also with not for profit and government owned housing that is accessible to people far below the area median income - 0-25% range, for example.

Thank you,  
Leland Pan  
1706 Laurel Crest, Madison, WI, 53705

**From:** [Mark Pease](#)  
**To:** [All Alders](#)  
**Subject:** Misery  
**Date:** Monday, September 8, 2025 11:18:22 AM

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There is enough misery in the world without deliberately creating more. The Dairy Drive housing project, providing shelter for people unable to afford housing, is an example of an organized attempt to provide a measure of safety from the elements along with a dose of dignity. Closing this project will force its occupants onto the streets where they are harassed by shop owners and residents. Adding to their misery is the regular clean up efforts made by sanitation workers who remove the homeless person's meager belongings when the items are unattended. Once winter returns, as it does each year, these people will be forced to seek shelter in the already inadequate places provided for men, women and families. Nationally, the current Federal Government is making war on people who do not have resources and this is going to create an even larger problem. Please make the funding needed for the Dairy Drive house available.

Sent from my iPad

**From:** [Bonnie Roe](#)  
**To:** [All Alders](#)  
**Subject:** Fwd: Dairy Drive amendment  
**Date:** Sunday, September 7, 2025 8:20:24 AM

---

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Oops, I meant to cc you all on this email, but hit send.

----- Forwarded message -----

**From:** **Bonnie Roe** <[bonnie.roe@gmail.com](mailto:bonnie.roe@gmail.com)>  
**Date:** Sun, Sep 7, 2025, 8:18 AM  
**Subject:** Dairy Drive amendment  
**To:** <[financecommittee@cityofmadison.com](mailto:financecommittee@cityofmadison.com)>  
**Cc:** Bill Tishler <[district11@cityofmadison.com](mailto:district11@cityofmadison.com)>

Dear Members of the Finance Committee,

I understand the Dairy Drive situation puts our city's leaders in a bit of a pickle. And I appreciate Alder Mayer's heart in extending the timeframe on the closure. No one wants to see people put out on the street, especially with winter around the corner.

The problem I have with it is that Brenda Konkell and her group have known about this predicament for many months (at least since early spring when it became public in the news that the funds had run out and Dairy Drive would need to be closed), but likely well before that. She was quoted in the story.

Very basic questions could not be answered by the operator at last Tuesday night's council meeting. Questions like how many residents remain living at Dairy Drive? What is the current state of the units? And other very basic information at this point in the process. Recent social media posts show the operator claiming there are still 29 people living in the Dairy Drive Campground, though I don't think her answer was so firm at the council meeting.

If you vote to extend the deadline, I think there needs to be a new operator for Dairy Drive in the interim. Specifically someone with the training, knowledge, skill, and motivation to help folks transition to more permanent housing. This housing was meant to be transitional all along. Yet as far as I can tell, the operation has housed a total of 97 people over four years, and 62 of them have gone on to find more permanent housing. Costs to run the program amount to about \$26,000 per resident of the campground per year.

If the idea is to keep this open until April to allow more time for campground residents to transfer, someone or some group with an ability to help these people attain more stable housing needs to do this work. Otherwise we'll end up with more of the same, with a similar rallying cry by this operator to extend the deadline yet again.

Rallying the residents and activist groups all over the city to go to bat for staying there is the opposite of her mission, which we all knew was intended to be temporary. Though the two-year window was extended to four, and even now an extension is being sought from October to April, these residents need a more permanent place to live, and that needs to be the focus of

the energy and work. The current operator has demonstrated little aptitude for helping move people through the program to a better result.

If there is an amendment to extend this deadline yet again, I hope one condition will be that a new operator, or at least helpful transitional services outside of this group, are found. If someone has a track record and resources to plug in (Porchlight, Catholic Charities, Lutheran Brotherhood, etc.), it would be nice if they could become a part of this process. Or else we can predict that we'll have this same predicament and predictive theater in April. And where does it end?

Thank you,

Bonnie Roe  
District 11



**From:** [Kathryn White](#)  
**To:** [All Alders](#)  
**Subject:** Dairy Drive Shelter  
**Date:** Monday, September 8, 2025 5:55:15 PM

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Some people who received this message don't often get email from qkrkathy@gmail.com. [Learn why this is important](#)

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To my alder person, District 1, John Duncan, and to all alders. Please support Davey Myers resolution to keep the Dairy Drive Shelter Community going through the cold season approaching. It has proved to be useful and successful to help several be sheltered and then find more adequate housing. The new permanent shelter will not have enough space for all; the need for Dairy Drive continues, according to those who are working closely with the homeless community. They are having successes. Let's not abandon them.

Thank you, Kathryn S. White  
8202 Highview Dr., #46, Madison, 53719.

--

\*\*\* Please note my new email address, [QkrKathy@gmail.com](mailto:QkrKathy@gmail.com). \*\*\*

**From:** [Nancy Wild](#)  
**To:** [All Alders](#)  
**Subject:** please vote to maintain funding for Dairy Drive through the winter months  
**Date:** Monday, September 8, 2025 12:16:50 PM

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Some people who received this message don't often get email from njkwild@yahoo.com. [Learn why this is important](#)

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

Please vote for funding to maintain Dairy Drive housing open until the spring of 2026.

It is cruel to send people without housing options out to the shelter or outdoors as winter fast approaches.

It is the compassionate thing to do.

Respectfully,  
Nancy Wild, district 19

**From:** [Stacy Williams](#)  
**To:** [All Alders](#)  
**Subject:** Dairy Drive Funding  
**Date:** Tuesday, September 16, 2025 3:16:10 PM

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Some people who received this message don't often get email from stacy@kabbainc.com. [Learn why this is important](#)

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

Hello, All. My name is Stacy Williams, and I am a Case Manager at Dairy Drive employed by Kabba Inc. I have been at Dairy Drive in several different roles, but none as fulfilling as being a case manager where I feel I've been able to make the biggest impact. On a daily basis we have effectively supported these folks through personal hardships, substance abuse issues, health crises, housing searches and opportunities, and legal mishaps. No day is like the last day and everyday is so important to this population of homeless individuals.

We're asking for funding to take us through April, so that we can continue in these efforts, or make them better. Other communities around the nation have similar setups, but none that offer the full compass of services that we do. They are much larger than ours and equipped with community rooms for meetings, kitchens to serve hot fresh foods, and laundry facilities. So in actuality, maybe we should be asking for funding to improve and grow our site instead of just extending it. Our success numbers are real and we need to be able to continue this on the grounds, in your face, work that has been proven to work. I can't help but imagine how much more could have been accomplished if we had these other resources as well.

I have frustrations when listening to all the repeated questions about the numbers of folks that will be impacted, the amount of funding needed, where to pull those funds from, after they've already been explained in several different ways. As though you think we are not forthcoming with the information. Yes, this is our job, but more importantly, we need to understand the impact of these decisions and what they mean to this group of people that may be sleeping back on the city streets next week. While we're comfortable at home in our beds.

My concern is that when we talk with our clients about their next steps, many say that they will return to the streets. Streets where they are not welcome and are harrassed. Most will not go to shelters because of unfortunate experiences of harassment, theft, and assault. Back to the streets where they are not equipped to deal with the elements outside. Where they don't have direct access to services, no phones to continue previous plans for opportunities, and little hope. I'm not saying these things to make folks feel bad, I'm speaking on the reality that our clients are facing and have been agonizing over for several weeks since learning the fate facing Dairy Drive. All so PREVENTABLE.

I may be old school as one of the older members of our collective staff. But, "If there's a will, there's a way!!" The City, the Council, the Community, Madison Street Medicine, and Kabba Inc., have a chance to "WILL" this effort into existence. Making a "WAY" out of what we think isn't possible. Redirecting other efforts to make room to continue this effort to provide opportunities, services and shelter for the Dairy Drive Community.

Thank you for your time.

