



City of Madison

Proposed Conditional Use

Location
1501 Gilbert Road

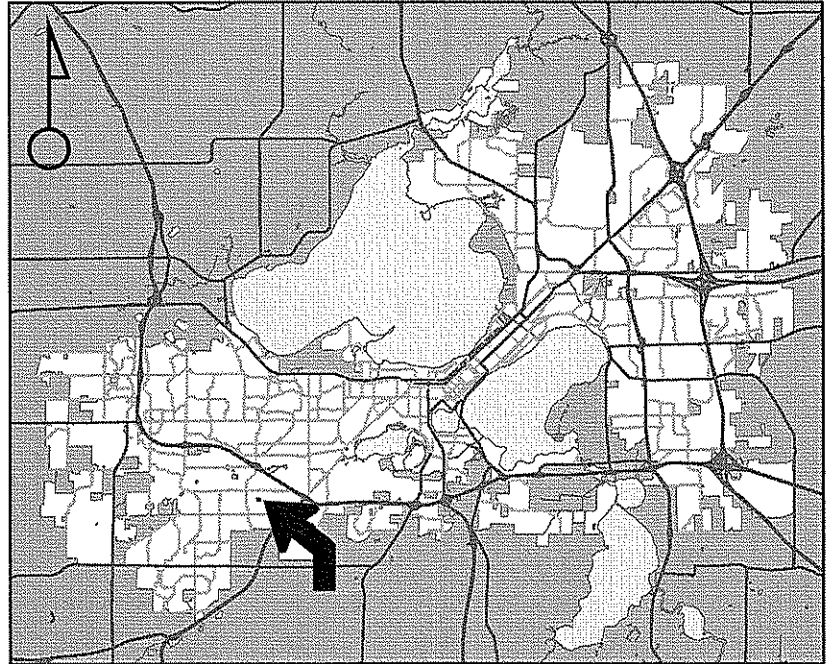
Project Name
Southwest Community Farmers' Market

Applicant
Rev. Winston Boyd – Orchard Ridge
UCC Church/Lisa Veldran – Southwest
Community Farmers' Market

Existing Use
Orchard Ridge Church Parking Lot

Proposed Use
Operate Weekly Farmers' Market on
Non-Residential Property in the R1 District

Public Hearing Date
Plan Commission
05 October 2009



For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 21 September 2009





LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning applications should be filed directly with the Zoning Administrator.

OR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
GQ _____	
Zoning District _____	
For Complete Submittal	
Application _____	Letter of Intent _____
IDUP _____	Legal Descript. _____
Plan Sets _____	Zoning Text _____
Alder Notification _____	Waiver _____
Ngrbrhd. Assn Not. _____	Waiver _____
Date Sign Issued _____	

1. Project Address: 1501 Gilbert Road Project Area in Acres: _____

Project Title (if any): Southwest Community Farmers Market

2. This is an application for: (check at least one)

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Rev. Winton Boyd Company: Orchard Ridge UCC Church
Street Address: 1501 Gilbert Road City/State: Madison/WI Zip: 53711
Telephone: (608) 271-7212 Fax: () Email: winton@orucc.org

Project Contact Person: Lisa Veidran Company: Southwest Community Farmers Market Planning Cmty
Street Address: 5738 Kronika Drive City/State: Madison/WI Zip: 53711
Telephone: (608) 271-0722 Fax: () Email: lveidran@yahoo.com

Property Owner (if not applicant): Same
Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Farmers Market held on Wednesdays from 3pm-7pm, parking lot of ORUCC, approx. 17 vendors April-October vending season

Development Schedule: Commencement June 24 2009 Completion Seasonal/Yearly
October 28, 2009 CONTINUE →

5. Required Submittals:

- Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.
- Filing Fee: \$ 50** See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- For any applications proposing demolition of existing buildings, **photos** of the interior and exterior of the structure(s) to be demolished shall be submitted with your application. Be advised that a **Reuse and Recycling Plan** approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A **Zoning Text** must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:

→ The site is located within the limits of the: _____ Plan, which recommends: _____ for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

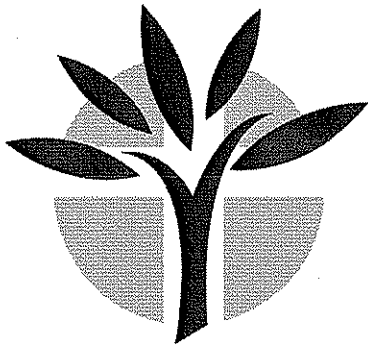
Planner _____ Date _____ | Zoning Staff _____ Date _____

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name Lisa Veldran Date 8/19/09

Signature Lisa Veldran Relation to Property Owner Member of SW Comm F.M Committee

Authorizing Signature of Property Owner Alvin Boyd Date 8/19/09



Orchard Ridge United Church of Christ

Spiritually Alive, Joyfully Inclusive, Committed to Justice

1501 Gilbert Road, Madison, Wisconsin 53711-3515
Phone: (608) 271-7212, Fax: (608) 271-7265, Email: office@orucc.org, website: www.orucc.org

Rev. Winton Boyd . Rev. Tammy Martens . Rev. Ken Pennings

August 19, 2009

Letter of Intent

We are applying for a conditional use permit for a farmers market to be held in the parking lot of our church located at 1501 Gilbert Road (Southwest Community Farmers Market). The farmers market will provide fresh produce and other items to southwest residents, a much needed community space for neighbors to meet and greet each other, an outlet for organizations to share information and a space for local musicians and other entertainers to highlight their talents.

The following is information on the market:

Days/Hours

Held every Wednesday

2009: June 24, 2009 through October 28, 2009

Future markets: Mid- April through end of October

1:30 p.m. – 3:00 p.m. – Vendor set-up

3:00 p.m. – 7:00 p.m. – Market Hours

7:00 – 7:30 p.m. – Vendor take-down

Vendors

Market vendors are managed by Robert Pierce. Given the location of the market, space is limited to 20 vendors.

Entertainment

Small bands, student musical groups, etc...will be playing at the market.

Hours: 3:00 p.m. – 6:00 p.m.

Amplified music will keep within Madison General Ordinance rules and be facing the market, not the residential street.

Special Events

A volunteer special events group will schedule activities for market goers. Examples: bike decorating, dog photo day, etc...

Information Booth

A volunteer information booth will be set up to answer questions and assist patrons with the market.

Community Booth Area

Space will be available by reservation for community groups to promote their activities. Examples: Neighborhood associations, Girl/Boy Scouts, PTO groups, etc.

We plan a meeting of nearby neighbors to gather ideas, hear concern, and communicate our intent.

Thank you in advance for your consideration of our application.

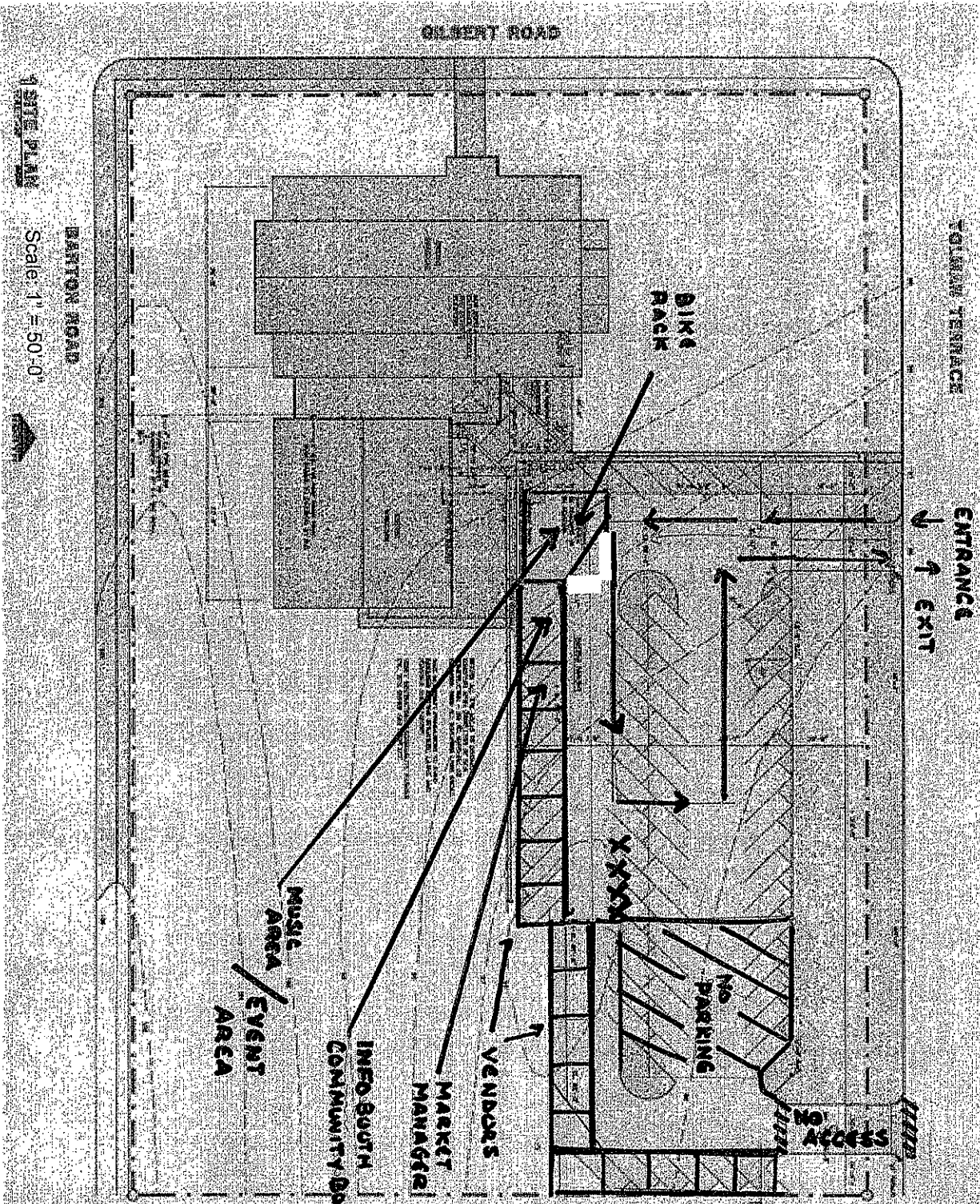
Sincerely,

Winton Boyd

Rev. Winton Boyd
Orchard Ridge UCC Church
1501 Gilbert Road
Madison WI 53711

Lisa Veldran

Lisa Veldran, Member
Southwest Community Farmers Market Planning Team
5738 Kroncke Drive
Madison WI 53711



1 SITE PLAN

Scale: 1" = 50'-0"

BARTON ROAD

GILBERT ROAD

TOILET TERRACE

ENTRANCE

EXIT

BIKE RACK

MUSIC AREA / EVENT AREA

INFO SOUTH COMMUNITY SOUTH

MARKET MANAGER

VENDORS

NO PARKING

← VENDORS

5

Stouder, Heather

From: Pham-Remmele, Thuy
Sent: Friday, September 11, 2009 11:59 AM
To: Lisa Veldran; Christine Wille
Cc: Stouder, Heather; Winton Boyd (UCC); Neuschel, Kimberley; Marlys Miller; Leslie Stephany; Dan Parker (SW Farmers Market); Lisa Boerboom (SW Farmers Market); Maddie Greene (FM); Tom Mckenna
Subject: RE: Fwd: loudspeaker music at UCC farmers market

I am quite pleased with this wise decision.

Thank you!
Alder Thuy

From: Lisa Veldran [lveldran@yahoo.com]
Sent: Thursday, September 10, 2009 5:33 PM
To: Christine Wille
Cc: Stouder, Heather; Pham-Remmele, Thuy; Winton Boyd (UCC); Neuschel, Kimberley; Marlys Miller; Leslie Stephany; Dan Parker (SW Farmers Market); Lisa Boerboom (SW Farmers Market); Maddie Greene (FM)
Subject: Re: Fwd: loudspeaker music at UCC farmers market

Ms. Wille,

Thank you for your email of concern. The Southwest Community Farmers Market Planning Team and the Orchard Ridge UCC Church representatives takes your comments seriously and will have this issue addressed in the conditional use permit. We will not be hosting music at the farmers market until the conditional use permit has been taken up by the Plan Commission.

Please feel free to email Heather Stouder, City Planning Staff at hstouder@cityofmadison.com or feel free to attend the Plan Commission meeting on October 5, 2009 at 6 p.m, Room 201, City-County Building where you can directly address the commissioners with your concern.

Lisa Veldran
Southwest Community Farmers Market Planning Team Email Address:
lveldran@yahoo.com
Home Phone - 608.271.0722
5738 Kroncke Drive
Madison WI 53711
Cell Phone - 608.235.8979
Work Phone - 608.266.4071

From: Christine Wille <cwille@wisc.edu>
To: "Pham-Remmele, Thuy" <district20@cityofmadison.com>
Cc: lveldran@yahoo.com
Sent: Wednesday, September 9, 2009 5:27:41 PM
Subject: Fwd: loudspeaker music at UCC farmers market

To: Alder Thuy
Once again I am objecting to the "loudspeaker music" at the Farmer's Market at the UCC Parking Lot. How can we put a stop to this? This is audible in my house.
Chris Wille

>Date: Wed, 12 Aug 2009 19:11:27 -0500
>To: "Pham-Remmele, Thuy"
><district20@cityofmadison.com<<mailto:district20@cityofmadison.com>>>
>From: Christine Wille <cwille@wisc.edu<<mailto:cwille@wisc.edu>>>
>Subject: loudspeaker music at UCC farmers market
>Cc:
>Bcc:

>
> To: Alder Thuy
>Tonight, now, there is music being played over a loudspeaker at the
>Farmer's Market.
>How can I at least put a stop to the loudspeaker music. It is an
>invasion of my privacy.
>What steps can be taken to move the market elsewhere out of a
>residential area.

>
>Chris Wille

>>FYI

>>Alder Thuy

>>
>>From: Mmskyumah [mmskyumah@aol.com<<mailto:mmskyumah@aol.com>>]

>>Sent: Monday, July 13, 2009 3:12 PM

>>To: Pham-Remmele, Thuy

>>Subject: Re: Conditional Use Permit (SW Farmers Mkt) ?

>>
>>I will need to investigate that further...I do not have a copy of the
>>permit application at this time. Someone else from the SW Community
>>Farmers Market planning committee may be contacting you at some point
>>in the future regarding this in more detail.

>>Thanks

>>Marlys

>>In a message dated 07/13/09 14:43:21 Central Daylight Time,

>>district20@cityofmadison.com<<mailto:district20@cityofmadison.com>> writes:

>>Hi Marlys,

>>Sorry for the delayed response.

>>Besides all city meetings, I hosted my treasurer's in-laws from
>>out-of-state the entire last week of the wedding.

>>I was able to tackle all city obligations but had no time for personal
>>gmail until now.

>>Please send a copy of the permit application for me to review in order
>>to approve a waiver of the 30-day requirement for the Orchard Ridge
>>UCC Church Conditional Use Permit for the farmers market located in
>>the lot at 1501 Gilbert Road.

>>

>>Best,
>>Alder Thuy
>>
>>
>>from Mmskyumah <mmskyumah@aol.com<<mailto:mmskyumah@aol.com>>>
>>totphamremmele@gmail.com<<mailto:totphamremmele@gmail.com>>
>>ccwinton@orucc.org<<mailto:ccwinton@orucc.org>>,
>>mtucker@cityofmadison.com<<mailto:mtucker@cityofmadison.com>>,
>>kneuschel@publichealthmdc.com<<mailto:kneuschel@publichealthmdc.com>>
>>
>>date Wed, Jul 8, 2009 at 2:12 PM
>>subject Conditional Use Permit (SW Farmers Mkt) mailed-by
>>aol.com<<http://aol.com/>>
>>
>>
>>Dear Ald. Thuy Pham-Remmele,
>>I am writing on behalf of the Southwest Community Farmers Market
>>Planning Committee and the Orchard Ridge UCC Church. We would like to
>>respectfully request a waiver of the 30-day requirement for the
>>Orchard Ridge UCC Church Conditional Use Permit for the farmers market
>>located in the lot at 1501 Gilbert Road.
>>We are working with City Zoning staff to address any issues that occur
>>during the application process.
>>Feel free to contact me if you have any questions.
>>Marlys Miller, Member of Southwest Community Farmers Market Planning
>>Committee 608-278-9209=

Stouder, Heather

From: King Family [wefourkings@tds.net]
Sent: Wednesday, September 09, 2009 9:46 AM
To: Stouder, Heather
Subject: Southwest Community Farmers Market

It has been great to have a farmers market in my neighborhood! Please allow Orchard Ridge UCC to continue to host the market in their parking lot.

Kimberly King
5829 Thrush Lane
Madison, WI 53711

Stouder, Heather

From: Steve Bergen [bergen.rentals@gmail.com]
Sent: Wednesday, September 09, 2009 9:24 AM
To: Stouder, Heather
Subject: SW Farmers market

I am in favor of the Southwest Community Farmers Market at the Orchard Ridge United Church on 1501 Gilbert Road (any time they want it). It is a great event for our neighborhood.

Steve Bergen
5833 Balsam Rd.
345-1612

Stouder, Heather

From: Merideth Trahan [mrtrahan@wisc.edu]
Sent: Wednesday, September 09, 2009 10:58 AM
To: Stouder, Heather
Subject: SW Farmers Market

The Farmers Market at Orchard Ridge United Church of Christ could not have come at a better time for our neighborhood. As you may know, SW Madison has seen increased crime and a growing concern by long term neighbors that the community is at risk. The Farmers market was a positive reminder of Madison's commitment to local control and neighborhood sustainability. Some of the vendors are African American, which also contributes to the real goal, which is building a new community made of up all people from all walks of life. Please support the renewal of the license to continue this wonderful venue.

--
Merideth R. Trahan
Project Administrator
WIDA Consortium
Wisconsin Center for Education Research
University of Wisconsin - Madison
1025 West Johnson St., MD#23
Madison, WI 53706
Phone: 608.262.4405

From: Levine, Judy [Judy.Levine@inacom.com]
Sent: Wednesday, September 09, 2009 10:44 AM
To: Stouder, Heather
Subject: Orchard Ridge Farmers Market

I wanted to send my comments in favor of the Southwest Community Farmer's market. Not only is it great to have a market where I can stop on the way home from work or to walk to from my home, the market has increased our neighborhood sense of community. I have gotten to know more people in the area, seen neighbors more often and talked about our needs in the community. Anything to improved communication is always a plus. This market provides that as well as great food. Please approve the conditional use permit.

Judy Levine
Senior Office Collaboration Specialist
CCT+, A+, MOS, MS CRM Certified
Inacom Learning Solutions, Core BTS
3001 W Beltline Hwy
Madison, WI 53713
(P) 608 661-7816 (direct line)
(C) 608 220-2949
(F) 608 221-7701
SKYPE: Judy_Levine
judy.levine@inacom.com
www.corebts.com

Stouder, Heather

From: Marina Haan [mhaan1@sbcglobal.net]
Sent: Wednesday, September 09, 2009 10:39 AM
To: Stouder, Heather
Cc: lveldran@yahoo.com
Subject: In support of Southwest Madison Community Farmers Market

Dear Ms. Stouder--

I understand your plan committee will be considering the conditional use permit for the Southwest Community Farmers Market to use the parking lot of the Orchard Ridge United Church of Christ on Wednesday afternoons.

I want to voice my support for the farmers market at this location. As a resident of Orchard Ridge, I really appreciate the positive "vibes" of this wonderful community event. I've been there several times and enjoyed the sellers, bought excellent produce, and found it a terrific place to take my granddaughter to get in touch with "real food." Please grant the permit for the future so we can continue to enjoy our market as a way to knit our community together—and a convenient way to get fresh produce and begin to meet more of our neighbors.

Sincerely,
Marina Haan

mhaan1@sbcglobal.net
608.274.6562
5717 Hammersley Road
Madison, WI 53711

Stouder, Heather

From: MONA J HARLEY [mjharley@facstaff.wisc.edu]
Sent: Wednesday, September 09, 2009 10:20 AM
To: Stouder, Heather
Subject: Southwest Farmer's Market

Heather Stouder,

Our family has really enjoyed the Southwest Farmer's Market just a few doors down from our home. The farmers are friendly and knowledgeable, the produce is delicious, and it keeps with our conscience and effort to eat local and support local farmers. The market is a positive influence in the neighborhood--a neighborhood that has received a lot of negative press and has had some tough issues to confront. Please keep the market in the neighborhood!

Thank you.

Mona Jean Harley

Stouder, Heather

From: Troy & Sara Guglielmina [guglielmina@sbcglobal.net]
Sent: Wednesday, September 09, 2009 10:11 AM
To: Stouder, Heather
Subject: Farmers Market

Heather,

I am writing in GREAT support of the Farmer's Market here in the Orchard Ridge Neighborhood. Not only does it provide us with wonderful fresh produce and supports local farmers, it brings in a breath of fresh air to our neighborhood who, unfortunately, seems to be becoming notorious for its reputation of decline and crime. As time passes, more residents will discover this gem and the market will hopefully grow.

Let's keep a good thing going!

Many thanks,

Sara and Troy Guglielmina

Stouder, Heather

From: Bradley Carl [brcarl@wisc.edu]
Sent: Wednesday, September 09, 2009 10:03 AM
To: Stouder, Heather
Subject: Orchard Ridge farmers' market

Please consider this message a strong statement of support for the city of Madison allowing the Orchard Ridge farmers' market to continue again next year.

Bradley Carl
13 Fraust Circle

From: Ena Urbach [enaurbach@mac.com]
Sent: Wednesday, September 09, 2009 12:02 PM
To: Stouder, Heather
Subject: Support for Southwest Community Farmers Market

Dear Ms. Strouder,

I am a resident of Orchard Ridge (at 5414 Dorsett Dr.) and would like to register my support for the continuation of the Southwest Community Farmers Market held on Wednesdays at the Orchard Ridge UCC parking lot. I have enjoyed vegetables from the market since it was opened this summer, and believe it is an asset to the community.

Please support the issuance of the conditional use permit to the UCC Church.

Thank you,

Ena Urbach

Stouder, Heather

From: Jennifer Simpson [jennifersimpson11@yahoo.com]
Sent: Wednesday, September 09, 2009 12:25 PM
To: Stouder, Heather
Subject: Southwest Community Farmers Market

Just wanted to let you know how much my family and I have enjoyed the farmers' market on Madison's southwest side. We can walk there and often get our entire dinner! I sincerely hope to see it continue long into the future.

Jenny Simpson

Stouder, Heather

From: Kara Boeldt [karaboeldt@yahoo.com]
Sent: Thursday, September 10, 2009 7:17 AM
To: Stouder, Heather
Subject: Southwest Community Farmers Market

Dear Ms. Stouder,

I'm a resident at 5402 Tolman Terrace, Madison WI, which means I live directly across the street from the aforementioned farmers market. I want to express my approval and support for the market and the conditional use permit that the UCC Church will need to obtain. I see many of my neighbors attending the market on Wednesday's. I think it was a splendid idea, as it builds community interaction which strengthens our attempts at lowering crime in the area in addition to many other benefits.

It's such a pleasant perk to our already lovely neighborhood. We don't mind the additional traffic or the music at it's current decible. We are strongly in favor of the continuation of the Farmers Market.

Sincerely,
Kara

Kara Boeldt, Realtor
Keller Williams Realty
608-658-3155
KaraBoeldt@kw.com

Stouder, Heather

From: JoAnn Levy [jjojfl@ameritech.net]
Sent: Wednesday, September 09, 2009 9:26 PM
To: Stouder, Heather
Subject: farmer's market

We have certainly enjoyed having a farmer's market close to our house, so we can easily walk there and back with our veggies. It's small, but nice -- in Orchard Ridge, UCC parking lot.
JoAnn & Bernd Rehm

Stouder, Heather

From: J Dingman [incogjsm@yahoo.com]
Sent: Wednesday, September 09, 2009 8:55 PM
To: Stouder, Heather
Subject: Southwest side farmer's market

I understand that a conditional use permit for Orchard Ridge United Church of Christ to host the southwest side farmer's market will be considered on October 5. I am writing to wholeheartedly endorse approval of this permit! The farmer's market has been a wonderful addition to the area, especially since we lost Cub Foods. It's an easy way for area residents to get good, fresh food and know where it comes from. It is a positive development and event in an area that is often so challenged. It has been such a great addition, please do whatever is necessary to keep it going! Thank you.

Joyce Dingman

Stouder, Heather

From: Jan Christian [jchrist@wisc.edu]
Sent: Thursday, September 10, 2009 10:41 AM
To: Stouder, Heather

Plan Commission,

This email is in support of the Farmers Market held at Orchard Ridge United Church of Christ, 1501 Gilbert Road.

I have shopped at the market about six times this year and have found it to be welcoming, to have good merchandise, and to be priced comparable to other markets. There is sufficient convenient parking. All of these factors--plus the fact that it is within ten minutes of my house--make me hope that it will remain at this location.

Thank you.

Jan Christian
9018 Aspen Grove Lane
Madison, WI

From: Ginny Moore Kruse [gmkruse@wisc.edu]
Sent: Thursday, September 10, 2009 9:59 AM
To: Stouder, Heather
Cc: Helene Nelson
Subject: Southwest Community Farmers Market

Greetings -

Please convey my appreciation for this fine new market to the Plan Commission and others involved in permitting this activity to be located in the parking lot of the Orchard Ridge UCC.

Although I live in Madison's Near West Side, I look forward to shopping at this Wednesday afternoon market. I always find and buy what I'm looking for at the Southwest Community Farmers Market. There are other farmers markets each week, but they're too extensive for me to enjoy navigating through them. The vendors are very helpful. The weekly special entertainment and other featured guests are an added pleasure. (Yesterday I met the MMSD Superintendent of Schools while I was at the market!)

I hope we can look forward to having this seasonal market available for neighborhood residents, as well as for those of us who live elsewhere in the city and who've discovered it.

Sincerely,
Virginia Kruse
1708 Regent St.

Stouder, Heather

From: Laura Juckem [laurajuckem@uwalumni.com]
Sent: Thursday, September 10, 2009 8:55 AM
To: Stouder, Heather
Subject: Southwest farmers market

Hi Heather,

I am writing this email in support of the Southwest Farmers Market with the hope that you will renew its conditional permit to allow it to continue next year. I live within a block of the market and it is wonderful to be able to walk and get fresh produce. Personally, I have only seen positive impacts in regards to this market in our neighborhood.

Please contact me if you have any questions or concerns.

Best regards,

Laura

Laura Juckem
5509 Barton Rd
Madison, WI 53711
608.663.9290
laurajuckem@uwalumni.com

Stouder, Heather

From: helenenel@aol.com
Sent: Thursday, September 10, 2009 12:20 PM
To: Stouder, Heather
Subject: SW Farmers Market

As a member of ORUCC I have enjoyed visiting the church on some Wednesdays when the farmers market is there. It is a beautiful part of our neighborhood!

Helene Nelson

Stouder, Heather

From: Jim Phelps [jimpelps@mac.com]
Sent: Thursday, September 10, 2009 11:58 AM
To: Stouder, Heather
Subject: Southwest Farmer's Market Support

Hi Heather,

I'm writing to tell you what a great addition the Southwest Community Farmer's Market is to the Orchard Ridge and surrounding neighborhoods. This market provides a great, mid-week, chance to buy local produce to fill out or week's meals. I also hope that this market, being close to several Section 8 housing units, gives these residents a chance to shop locally and easily.

Best Regards,

Jim Phelps
5414 Dorsett Dr.
Madison

Stouder, Heather

From: Matt and Alissa Hirscher [mahirscher@yahoo.com]
Sent: Thursday, September 10, 2009 1:01 PM
To: Stouder, Heather
Subject: Orchard Ridge Farmer's Market

Hello,

Just a note to let you know how much my family enjoyed the Farmer's Market this year. We went almost every week. It feels so good to enjoy fresh and local produce. It was a little weekly tradition for us this summer. We'd really like to have it back next year.

Thank you,
Matt and Alissa Hirscher
Lewon Dr.

Stouder, Heather

From: Amelia Ramirez [amelia_ramirez@sbcglobal.net]
Sent: Thursday, September 10, 2009 1:14 PM
To: Stouder, Heather
Subject: YES! to Southwest Community Farmers Market

I strongly support the Southwest Community Farmers Market is located at the Orchard Ridge United Church of Christ parking lot at 1501 Gilbert Road. This has been a wonderful and much needed addition to our neighborhood.

I urge you to approve the UCC application.

Thank you,

Amelia Ramirez
5113 Black Oak Drive
Madison WI 53711

Stouder, Heather

From: Keith Hazelton [hazelton@doit.wisc.edu]
Sent: Thursday, September 10, 2009 1:27 PM
To: Stouder, Heather
Subject: Support Southwest Community Farmers Market

The Southwest Community Farmers Market is a valuable resource to the community. I urge you to approve the conditional use permit to the Orchard Ridge United Church of Christ, so they may continue to host of the SW Comm. Farmers Market.

--Keith Hazelton
khazelton@earthlink.net

Stouder, Heather

From: Winifred Brown [wabrown66@yahoo.com]
Sent: Thursday, September 10, 2009 3:22 PM
To: Stouder, Heather
Subject: re: Farmer's Mkt.

Dear Heather:

The Farmer's Market in the parking lot of the UCC Church here in Orchard Ridge has been a remarkable addition to our community. It has given seniors, like myself, an opportunity to obtain fresh produce on a weekly basis at an easily accessible location. It just doesn't get any better than this. I hope you will do everything in your power to help us keep this remarkable enterprise going. Respectfully, Winifred Brown

Stouder, Heather

From: Larry Smith [larryes123@att.net]
Sent: Thursday, September 10, 2009 2:25 PM
To: Stouder, Heather
Cc: Larry Smith
Subject: Southwest Community Farmers Market

Dear Heather Stouder,

My wife and I are 37 year residents of Orchard Ridge and would like to encourage whatever steps need be approved to allow the continuation of this farmers market.

It is a fabulous asset for the residents of all the neighborhoods in the Southwest sector of Madison and adjacent Fitchburg.

It is a well organized and run event. It does not appear to cause any noticeable traffic concerns as it has the church parking lot available for parking and it is located on a low volume side street.

We hope the application will receive favorable action from the Plan Commission.

Thank you. Larry & Sharon Smith
3 Montauk Place
274-8531

Stouder, Heather

From: Al Larson [sideeki1981@gmail.com]
Sent: Thursday, September 10, 2009 3:08 PM
To: Stouder, Heather
Subject: SW Farmers Market

Heather,

I am writing of support for the SW Farmers Market at Orchard Ridge United Church of Christ parking lot every Wed this summer. I volunteered yesterday at the information booth and was amazed of the number of low income who came with food vouchers. The Market has helped those of need as well as the elderly of the neighborhood obtain fresh produce who would not have this opportunity
I hope the Market has been financial benefit to the local farmers who sell the produce.

My own personal feeling I have appreciated having a local Farmers Market in my neighborhood this summer that I could walk to. I enjoyed seeing the Orchard Ridge/Meadowood Community social support.
I hope the Market will be here with us each summer for years to come.

Thank you
Donna Larson
Orchard Ridge

Stouder, Heather

From: Breanne Albrecht [breannealbrecht@gmail.com]
Sent: Thursday, September 10, 2009 2:53 PM
To: Stouder, Heather
Subject: Southwest Community Farmers Market

Heather,

Please accept this email as a letter of support for the Southwest Community Farmer's market. It is a great addition to the neighborhood. We have had "some" crime recently and I believe the farmers market is a step in the right direction to bring our community together and make it a better place for all to live.

Thank you for your time!
Breanne Albrecht
5610 Tolman Terrace
Madison, WI 53711

Stouder, Heather

From: Shirley Culp [SPCulp@charter.net]
Sent: Thursday, September 10, 2009 8:59 PM
To: Stouder, Heather
Subject: farmers market at ucc--Gilbert rd

Just a note to tell you how much I enjoyed the farmers market on Gilbert Rd at United Church of Christ. It was so nice of them to allow us to have the market in their parking lot. It was nice to buy produce close to home and see so many neighbors there. I'm a widow so I can't buy a lot but it was great to have it there and was a great community event.
Shirley Culp

Stouder, Heather

From: richard sleder [richard.sleder@sbcglobal.net]
Sent: Friday, September 11, 2009 4:11 PM
To: Stouder, Heather
Subject: farmers market in Orchard Ridge

My family and I enjoy the farmers market in Orchard Ridge.

----- Forwarded Message -----

From: Paul Leuthe <Paul.Leuthe@subzero.com>
To: lveldran@yahoo.com
Sent: Wednesday, September 9, 2009 8:20:04 PM
Subject: Farmer's Market Meeting

Can't be there, but as a resident of Tolman Terrace we love it. We love how they clean up after themselves. Although our dogs do not share that sentiment. We certainly hope to see the market back next year. It's great for the neighborhood.

Stouder, Heather

From: JOSEPH N KOYKKAR [jkoykkar@wisc.edu]
Sent: Friday, September 11, 2009 10:22 PM
To: Stouder, Heather
Subject: market

Hello,

The Orchard Ridge market on Wednesdays is a very positive event for this neighborhood and should be kept in place for subsequent seasons.
Good for the community and the growers and all involved!

Joseph Koykkar
OR resident

Stouder, Heather

From: Guthrie, Kim A - DNR [Kim.Guthrie@Wisconsin.gov]
Sent: Monday, September 14, 2009 10:50 AM
To: Stouder, Heather
Subject: Southwest Community Farmers Market

Ms. Stouder -

I wanted to let you know that I enjoy having the Farmer's Market in Orchard Ridge every Wednesday. I attend almost every week. I think it is a good thing to have in the neighborhood for lots of reasons. Please keep it going by granting another conditional use permit.

Thanks -

Kim Guthrie
1413 Lewon Drive, Madison 53711

Stouder, Heather

From: Darcy Luoma [darcyluoma@hotmail.com]
Sent: Monday, September 14, 2009 4:54 PM
To: Stouder, Heather
Subject: Support Southwest Community Farmers Market

It is my understanding that the Southwest Community Farmers Market held at the Orchard Ridge United Church of Christ parking lot is up for a conditional use permit through the City of Madison. I wanted to write the Plan Commission to express our support for this farmer's market. Our family attends regularly and has greatly enjoyed the local and fresh produce.

Thank you for sharing these comments with the Plan Commission as they make the decision on October 5th.

Darcy Luoma

Stouder, Heather

From: Ann Imig [annimig@yahoo.com]
Sent: Thursday, September 17, 2009 6:36 PM
To: Stouder, Heather

Dear Heather,

I'm writing in support of the southwest neighborhood farmers market. I live directly across the market, and frequent it weekly. My experience has been 100% positive.

The benefits to the neighborhood are significant, especially at a time when we are trying to promote positivity in our community. Also, I was thrilled to learn that fresh produce is reaching people in our area that would not have it otherwise.

Thank you to everyone who works so hard to bring us the market every week. I'm so very grateful for your efforts.

Best,
Ann Imig
5406 Tolman Terrace

Stouder, Heather

From: Lisa Veldran [lveldran@yahoo.com]
Sent: Wednesday, September 16, 2009 8:53 PM
To: Stouder, Heather
Subject: Fw: SW Farmers Community Farmers Market Meeting

Heather,

Please find comments from Thomas Machaj on the SW Community Farmers Market.

Lisa Veldran
SW Community Farmers Market Planning Team

----- Forwarded Message -----

From: Tom Machaj <tom.machaj@att.net>
To: lveldran@yahoo.com
Sent: Wednesday, September 16, 2009 5:36:04 PM
Subject: SW Farmers Community Farmers Market Meeting

Hi Lisa,

I will not be able to attend tonight's meeting due to a prior engagement. However, I like to express my support for a conditional use permit with the City to continue the Farmers Market. I live next door to the ORUCC parking lot where the market is held. I have no complaints about the operation. Furthermore, I enjoy picking up some fresh produce from time to time, which is very convenient!

Please include this e-mail in the comments from tonight's meeting.

Thanks!

Thomas T. Machaj, Jr.
5313 Tolman Terrace
Madison WI 53711-3662

Stouder, Heather

From: Megan Dunn [megandunn21@hotmail.com]
Sent: Saturday, September 19, 2009 5:06 PM
To: Stouder, Heather
Subject: Southwest Community farmer's market

Hello! I want to voice my support for the farmers market held Wednesdays in the Orchard Ridge UCC parking lot. I live about a mile away and I love walking to the market after work. It's a great way to keep getting fresh vegetables between weekend markets without the hassle of going to a grocery store. I also like the feeling of community there.

Thanks!

Megan Knoflicek
1602 Redwood Ln

September 19, 2009

Dear Ms. Stouder:

Regarding the Orchard Ridge United Church of Christ's [ORUCC] application for a conditional use permit to continue the Southwest Madison Farmer's Market, I ask that the request be given a favorable review and the necessary approvals are granted. Allowing the market to operate again next year will enable it to further strengthen its presence in the neighborhood as well as enable the vendors to "grow" a customer base. In doing so, the market will become more profitable for the vendors as well as become a convenient source of fresh fruit and produce for the surrounding community.

Being in the field of community development, I am quite aware of the role and importance of creating a sense of "belonging" within a community. Although my work is in mostly rural areas, I have witnessed the positive impact of fostering community-based economic development. When a community fosters micro-enterprise in a neighborhood, people become more familiar with each other, relationships develop and a sense of belonging takes root which results in area residents becoming involved in neighborhood preservation. The Southwest Farmer's Market contributes to that transformation.

Additional benefits of continuing the Southwest Madison Farmer's Market are numerable and include the following:

- Several households in Southwest Madison do not have access to a car. The presence of a farmer's market in the neighborhood expands their options for fresh fruits and vegetables.
- The market brings together the diverse cultures of the community, in part because many of the vendors sell products that appeal to the diverse ethnicity of area residents.
- The market provides enhanced economic options for those in our urban community that have been displaced or have relocated from their agriculturally based culture.
- Promotes sustainability by promoting the consumption of locally grown foods.
- Creates an "amenity" for southwest Madison.

Starting a farmer's market is a bold and positive step for the southwest Madison community and it should be given a couple of years to get established. I am not aware of any issues or concerns for continuing the market, but if there are, it is my hope that the ORUCC and the southwest Madison community will be given the opportunity to respond to them.

I hope the above is given serious consideration when considering the issuance of a conditional use permit that enables the Farmer's Market to continue.

Sincerely,

Jim Frymark
25 Star Fire Court
Madison, WI 53719

Stouder, Heather

From: Lisa Veldran [lveldran@yahoo.com]
Sent: Wednesday, September 16, 2009 8:53 PM
To: Stouder, Heather
Subject: Fw: Farmer's Market

Heather,

Please find comments from Troy & Sara Guglielmina on the SW Community Farmers Market.

Lisa Veldran
SW Community Farmers Market Planning Team

----- Forwarded Message -----

From: Troy Guglielmina <tgug@sbcglobal.net>
To: lveldran@yahoo.com
Sent: Wednesday, September 16, 2009 8:34:11 PM
Subject: Farmer's Market

Dear Lisa,

I was just shopping at the farmers market today and heard about this evening's hearing. I will be unable to attend, but would you please forward my comments to the appropriate people.

I along with my wife and family are in complete support of the farmers market. Since it's inception, we have tried to shop there every week and find it to be so convenient. We have increased our consumption of healthy food this summer as a result. One of the characteristics of vibrant neighborhoods in Madison is that they have their own markets. I want our neighborhood to be identified with things like farmers markets, community centers, community gardens, community clubs, etc. These things counter the image often portrayed in the media that our neighborhood is in decline and rife with problems.

In addition, I have heard that there is sometimes live music played at the market. I am also in support of this. It adds life and vibrancy to our neighborhood and gives local talent a venue to perform. Certainly, the volume is not louder than a chain saw or lawnmower and much more pleasant.

Thank you for forwarding this message,

Sincerely,

Troy and Sara Guglielmina
5514 Hammersley Rd.
Madison, WI 53711

608-886-5454

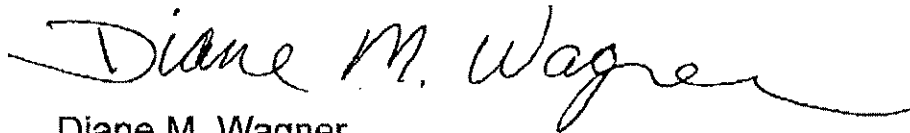
September 18, 2009
(Via Fax 267-8739)

Plan Commission
c/o Heather Stouder
215 Martin Luther King Jr. Blvd.
Room LL110
Madison, WI 53703

Dear Ms. Stouder:

I have enjoyed the Southwest Community Farmers Market located at the Orchard Ridge United Church of Christ parking lot at 1501 Gilbert Road on Wednesdays. I hope they continue to have the Farmers Market again next year. Please pass on my comments supporting this. Thank you.

Sincerely,



Diane M. Wagner
2210 Manor Green Drive
Madison, WI 53711

Stouder, Heather

From: Amy Thomas [shunglepobby@charter.net]
Sent: Wednesday, September 23, 2009 8:10 PM
To: Stouder, Heather
Subject: Support for Southwest Community Farmers Market

Hi,

I am writing in support of the Southwest Community Farmers Market on Gilbert Road. Please allow them to continue with the market. I stop by on my home to buy fresh vegetables and support local farmer and local food.

Thank you,
Amy Thomas

Stouder, Heather

From: Kenzie Wickman [kenziewickman@yahoo.com]
Sent: Thursday, September 24, 2009 9:31 AM
To: Stouder, Heather
Subject: Southwest Community Farmers Market

Ms. Stouder-

The purpose of this email is to inform you of how much myself and my family enjoy the Southwest Community Farmers Market. We make it a point to attend every Wednesday. The selection is good, and it is so very convenient. It brings me pleasure (and teaches my children a great lesson) to get to know the farmers and ask questions about their produce.

Thank you for your time,

Kenzie Wickman
5021 Barton Rd
Madison

Stouder, Heather

From: LCGoiffon@aol.com
Sent: Thursday, September 24, 2009 8:06 PM
To: Stouder, Heather
Subject: farmers market

Hi Heather,

I was very happy to have a farmers market in the meadowood neighborhood. I hope it continues no matter if day of week changes or location changes. Either way I try to go as often as I can. Thanks!

Linda Goiffon

Stouder, Heather

From: Neuschel, Kimberley
Sent: Friday, September 25, 2009 3:02 PM
To: Stouder, Heather
Subject: Southwest Community Farmer's Market

To: Madison Planning Commission
c/o Heather Stouder

To Whom it May Concern,

I just want to voice my strong support in favor of the SW Community Farmer's Market. Although I am not a resident of southwest Madison, I am a Public Health Nurse serving the area and was very involved in the initial planning for the farmers market.

The Southwest Community Farmers Market has the potential to positively impact the health of this neighborhood. SW Madison is an area where there are high poverty rates and a lack of healthy walkable food sources. Lack of access to fresh produce is a serious public health issue. The farmers market is one way for this neighborhood to respond to the nutritional needs of its residents. Additionally, there is a lot of positive energy and community support for this initiative. The market is almost completely volunteer run, a true reflection of the neighborhood's commitment to the market. The farmers market also offers residents a positive weekly gathering place, helping build community and neighbor-to-neighbor connections.

In summary, the Southwest Community Farmers Market is a wonderful addition to this neighborhood. I strongly urge the Planning Commission to grant Orchard Ridge UCC the conditional release permit needed for the market to continue.

Thank you for your consideration,

Kim Neuschel
Public Health Nurse
Public Health Madison and Dane County
243-0343

5714 Koonce Dr.
Madison, WI 53711
September 24, 2009

Heather Stouder
215 Martin Luther King Jr. Blvd
Room LL110
Madison, WI 53703

Members, City Plan Commission,

We are writing in support of continuing the Wednesday Farmer's Market at Orchard Ridge United Church of Christ (ORUCC) from 3 to 7 P.M. We are members of ORUCC who live about one mile from the church and have purchased food at the market each of the weeks it has been open. We have been impressed with the quality and prices of the produce. This site is important to us, because we are able to walk or bike to the market. Please approve the permit for continuing to use this site for a Farmer's Market.

Sincerely,
Gene Dyar
Sandra Dyar

To Whom It May Concern:

Wanted to let you know
how much we appreciate the
S.W. Community Farmers' Market.
Great Vendors who are helpful,
friendly, & not pushy! Thanks
so much for all of it.

Dee' Jerry Nelson
5721 Kronche Dr.
Madison, WI 53711

Stouder, Heather

From: sastix tds.net [sastix@tds.net]
Sent: Tuesday, September 29, 2009 3:10 PM
To: Stouder, Heather
Subject: SW farmers' market

I wanted to write in support of our new neighborhood farmers' market. With the closure of Cub food on Verona Rd., I still can ride my bike to get some groceries on my way home from work. We also now have a place for others in the Meadowood/Orchard Ridge neighborhoods who do not have ready transportation to get fresh and healthy food during summer and early fall. The farmers' market is a gathering and meeting place where people can become familiar with each other. Given the problems, real and imagined, in our neighborhoods, and certain individuals' hysteria about change, the farmers' market is a building block for neighborhood stability and improvement.

--

Sally Stix, critiquing from the left

Humans are the only animals with the ability to understand their own extinction and the greed to hasten it. --
Me 11/07

Our lives begin to end the day we become silent about things that matter.
Martin Luther King Jr.

WARNING: Due to former Presidential Executive Orders, the National Security Agency may have read this email without warning, warrant, or notice. They may do this without any judicial or legislative oversight. You have no recourse nor protection, yet. Hopefully that will change, soon.