

**From:** Amy Stoddard <amystoddard1122@gmail.com>  
**Sent:** Monday, November 23, 2020 3:25 PM  
**To:** Plan Commission Comments <pccomments@cityofmadison.com>  
**Cc:** Voit\_Core <voit\_core@googlegroups.com>; president@eastmorland.org; Green, Will <will.g@mentoringpositives.org>; ginny@mindfulhrllc.com  
**Subject:** Re: [voit\_core] Comment on Official Map Amendment-Milwaukee St area

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Dear City of Madison Plan Commission,

Please register my comment in the public record. Thank you.

Many are disappointed that they were not given more than 24 hours notice to respond to the items on the agenda related to Milwaukee Street Special Area Project, the Voit Farm, Starkweather Creek and the proposed demolition of a family home.

Therefore, I ask that you please consider rescheduling the decisions relating to Milwaukee Street SAP for a later date and reach out to all stakeholders in this decision to create an open, transparent, full and robust democratic and community lead feedback and listening process. This will lead to a solution that is good for the greater whole, including those who have historically been left out of the conversation.... Indigenous, Black and Brown People, Mother Earth, and many others... A process of listening with our hearts and minds is in order to shift the paradigm of top down and power over decision making to a more co-creative, collaborative and fair decision making process. This may take longer, but it seems worth it.

Specifically, I would like to address Items #4 and #5 in the proposed agenda for this evening's Monday 11/23/2020, Plan Commission meeting.

<https://madison.legistar.com/View.ashx?M=A&ID=724498&GUID=B8C3425C-55C1-43A6-B287-50214F671FC3>

Please consider the following for

Item #4:

1. Not demolishing an existing home.
2. If an extension of Chicago Ave happens, that it be bike and pedestrian only (no motor vehicles) and be re-routed in a way that protects existing residential property and environmental conservation and resources.
3. While maintaining the goal of high density housing, mixed use commercial and a robust transportation hub, that the roads, buildings and infrastructure within the Voit Farm, adjacent properties, and Starkweather Creek areas of the Milwaukee Street SAP be developed in an environmentally sensitive manner with considerations for
  - bicycle and pedestrian traffic only,

- creative designing of higher density and smaller footprint buildings placed closer together,
- ecological restoration,
- community food forest and gardens,
- Conservation Park,
- Voit pond, Starkweather Creek, and watershed/wetlands restoration,
- Quality of life and social, environmental, economic justice for many, especially historically underrepresented groups.

Item #5:

1. Maintaining and expanding the Conservancy District to protect fragile ecosystems, wildlife and restoration potential for this unique city location. The Starkweather Creek watershed deserves our protection. This area could offer such a valuable city and community resource in conservation and ecological balance.

Thank you for your time and consideration,

Amy Stoddard

608-770-6732

5318 Hoboken Road

Madison, WI 53713

Member, Treasurer and BOD Perennial Cooperative of Madison

Co-Founder Little Owl Food Buying Club

Senior Program Coordinator Bridge Lake Point Community Center

**From:** [mary@marykramerlaw.com](mailto:mary@marykramerlaw.com) <[mary@marykramerlaw.com](mailto:mary@marykramerlaw.com)>  
**Sent:** Monday, November 23, 2020 11:14 AM  
**To:** Stouder, Heather <[HStouder@cityofmadison.com](mailto:HStouder@cityofmadison.com)>  
**Cc:** Rummel, Marsha <[district6@cityofmadison.com](mailto:district6@cityofmadison.com)>; Jeanie Kramer <[jeaniekramer@uwalumni.com](mailto:jeaniekramer@uwalumni.com)>  
**Subject:** Item 4 planning meeting; Chicago Ave Extension

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Dear Director Stouder and Alderperson Rummel,

My name is Mary Kramer and I am the sister of Jeanie Kramer, who owns the home and resides at 133 N. Fair Oaks.

I'm a Wisconsin and Florida Bar'd attorney but I am writing to you only as a family member, because Jeanie works two jobs and does not have a phone at work. She is a Nurse Practitioner with both State Corrections and the VA Hospital, and hence works with the most vulnerable and disenfranchised members of the greater community. She has owned that home and lived there peacefully enjoying the property and area for many years.

She asked me to write this because she probably will not be at the planning meeting tonite, due to the last minute notice.

She is very much opposed to the destruction of her property and her forced relocation in order to extend Chicago Ave.

The genesis of this discussion commenced many months ago, while she was both studying and working, and she did not know. She only learned through informal social media. Then, she heard from neighbors that the project was on hold.

The lack of notice regarding taking a taxpayer's home and property is troubling and disappointing. Madison should not be like this. The neighborhood has not been meaningfully and timely informed, and this plan will not only destroy your constituents' properties, but turn N. Fair Oaks, currently a residential street with families, into a shortcut between the highway and Chicago and ruin the neighborhood.

In the strongest of terms, Jeanie voices her opposition and her disappointment in the leadership. Please explore alternatives but do not do this project. I will be available to speak at the meeting on Jeanie's behalf if she cannot make it, but, please do read this aloud into the record.

Thank you,  
Mary Kramer

Law Office of Mary Kramer, P.A.  
168 SE 1st Street, Suite 802  
Miami, FL 33131  
Tel: (305)374-2300  
Fax: (305) 374-3748  
[www.marykramerlaw.com](http://www.marykramerlaw.com)

**From:** Michelle Livanos <mlivanos@giveshelter.org>  
**Sent:** Sunday, November 22, 2020 10:23 PM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** Opposition to Agenda Item #4 for tomorrow's planning committee meeting

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To Whom It May Concern.

It makes no sense to build a road connecting to Chicago Avenue, when Chicago Avenue is short in length, has few houses, and does not serve a thoroughfare. Destroying a house to build this road makes even less sense. It would make more sense to move the future road further north and build it through the commercial area next door to the house on N. Fair Oaks Avenue that you are proposing to destroy. This would be a better placement, further away from a residential area, and this would make more sense.

I just cannot understand how the city can propose to destroy one's house, for the purpose of building a road that serves no purpose, in addition to placing a new road too close to residential houses. Can we put a little more effort in city planning and civil engineering in creating a solution that works for the people already living in the area and that would make sense. Surely, we can put our thoughts and intelligence together to come up with a creative and smart solution that makes sense, rather than uprooting people from their homes. We can do better, surely? I am going to be so disappointed with the city of Madison if we fail to come up with a solution that does not involve uprooting people and not respecting the rights of people in residential areas.

A concerned neighbor,

Michelle Livanos  
325 Elmside Blvd.  
Madison, WI 53704

**From:** [e.a.woolsey@mailbag.com](mailto:e.a.woolsey@mailbag.com)  
**To:** [Plan Commission Comments](#)  
**Subject:** 61589 - Milwaukee Special Area Plan  
**Date:** Monday, November 9, 2020 12:29:24 PM

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Dear Commission members,

The establishment of Amazon facilities has altered extensively the proposed design of the entire area including streets. New proposals for design have not been presented or discussed with many of the stakeholders. The discussion and vote on the future of the amended plans needs to be delayed until these plans are first proposed to the adjoining stakeholder neighborhoods. This is a matter of transparency and not a plea pro or con.

Thank you for your efforts,

Ed Woolsey  
3802 Dawes Street  
Madison, WI  
53714

**From:** [Tim Cordon](#)  
**To:** [Paul Schechter](#); [Plan Commission Comments](#)  
**Cc:** [voit\\_core@googlegroups.com](mailto:voit_core@googlegroups.com)  
**Subject:** Re: [voit\_core] Comment on Official Map Amendment-Milwaukee St area  
**Date:** Monday, November 23, 2020 11:22:01 AM

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Dear City of Madison,

While I do not know the all of the details regarding the proposals and meeting to discuss them tonight, I am in full agreement with the points made by Mr. Schechter, in his email below.

This area of our community needs to be considered with extreme awareness for what it is, and what it could be.

Any development of this still somewhat natural space, needs to be made with care and with awareness of what we have lost and what we continue to lose by continuing to pave and develop green spaces.

Affordable and sustainable housing, preserving wild places, walkable and sustainable neighborhoods, racial and economic equity, and the comprehensive transition to a society that is adapting to and reversing our climate crisis, all need to be central considerations and goals of further developments.

Green spaces like the land along the Stark Weather Creek and the Voit property are rare and wonderous treasures. Please, for the sake of our whole community, slow down take time to make to make decisions about their development in a way that empowers all members of the community to have a voice in their preservation and protection.

Thank you for your service to our community and for your consideration of my request.

Sincerely,

Tim Cordon

608-630-3633

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**From:** [voit\\_core@googlegroups.com](mailto:voit_core@googlegroups.com) <[voit\\_core@googlegroups.com](mailto:voit_core@googlegroups.com)> on behalf of Paul Schechter <[paul@sunnysidedevelopment.org](mailto:paul@sunnysidedevelopment.org)>

**Sent:** Monday, November 23, 2020 10:52 AM

**To:** [pccomments@cityofmadison.com](mailto:pccomments@cityofmadison.com) <[pccomments@cityofmadison.com](mailto:pccomments@cityofmadison.com)>

**Cc:** [voit\\_core@googlegroups.com](mailto:voit_core@googlegroups.com) <[voit\\_core@googlegroups.com](mailto:voit_core@googlegroups.com)>

**Subject:** [voit\_core] Comment on Official Map Amendment-Milwaukee St area

Dear City of Madison Plan Commission:

If the main objective of the Milwaukee St SAP is to build new housing, why would we destroy existing housing to achieve that goal? Jeanie Kramer owns a single-family home that would need to be demolished in order to build the controversial Chicago Road Extension. Jeanie works on the frontline against COVID as a nurse practitioner so she can't make the meeting this evening—she was given 24hr notice. Jeanie sent a plea to the Voit\_Core email list asking for others to speak up when she cannot. I am writing this comment on behalf of Jeanie, who would very much like to stay in her home of many years, with many memories, and not have it be demolished.

I am also writing on behalf of myself to say that we can do better than this! The consequences of our reckless actions are screaming at us with record-breaking....EVERYTHING in 2020, and yet we respond with the same old tricks that only perpetuate the old system? Replacing virgin soil with concrete to encourage a carbon-spewing, outdated transportation system is not the solution. Bowing to the whims of a giant corporation so it can more easily deliver goods that directly compete with local businesses is also not the solution. Carving up a natural area—home to wild turkeys, deer, and the fragile ecosystem of the Starkweather Creek watershed, in order to build roads, houses and white-picket fences is most definitely not the solution. Human psychology is a funny thing. It allows "YES BUT" arguments to rationalize almost any confirmation bias. Yes, City Planners have their own agenda, which includes a few economic benefits of their plan. But in a democracy the people are the ultimate authority, not unelected paid staff. Literally hundreds of local community members have been meeting for months discussing an alternative vision for this land—a vision that achieves the City's housing goals without destroying the environment. Why are City Staff not more engaged in learning about our ideas? Where is the back-and-forth dialogue? During the Transportation Committee Meeting a couple months ago, we again had only 24hrs notice of these consequential discussions. At the time I vehemently said there needs to be more dialogue with community stakeholders. And now, it seems, a woman is provided 24hr notice regarding hugely consequential discussions that may lead to the destruction of her home. This. Is. Ridiculous. Ramming the agenda of unelected, paid staff through committees on short notice is not democratic and does not reflect the will of the people.

Regards,

-Paul Schechter

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[https://groups.google.com/d/msgid/voit\\_core/09f701d6c1b9%2411f97540%2435ec5fc0%24%](https://groups.google.com/d/msgid/voit_core/09f701d6c1b9%2411f97540%2435ec5fc0%24%24)

[40sunnysidedevelopment.org](http://40sunnysidedevelopment.org).



**From:** [Lance Green](#)  
**To:** [Plan Commission Comments](#)  
**Cc:** [Rummel, Marsha](#); [Lance Green](#)  
**Subject:** 11-23-20 Plan Commission, Items 4 and 5  
**Date:** Monday, November 23, 2020 3:00:59 PM

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I write you today to ask you to delay your decisions on Items 4 and 5. My comments here are brief because of the short notice we have had about this important decision.

First, you should delay acting on these items because many concerned citizens have had no notice of this meeting or their ability to comment. You should allow these stakeholders to participate.

Second, natural places like the land along the Starkweather Creek and the Voit property are rare treasures in our City, especially the East Side. Decisions about this development should recognize these treasures and seek to preserve them.

Item 4 calls for establishing mapped reservations for future streets north of Milwaukee Street between N Fair Oaks Avenue and West Corporate Drive, including extending Chicago Ave over Starkweather Creek all the way to West Corporate Drive. The map shows this street passing over what are currently conservation areas and the Starkweather Conservation Park, going north of and passing through the recently developed Amazon facility and ending up where a tributary to Starkweather Creek passes under West Corporate Drive.

Moving these plans forward now ignores many questions still to be answered about the impact on traffic flow, the effect on the nearby Starkweather creek and green spaces, and how a proposed bridge would impact surrounding neighborhoods and businesses.

Item 5 proposes to rezone much of the area from Conservancy District to Traditional Shopping Street and Traditional Residential-Urban 1. Again, the impacts of these changes have not had appropriate review or opportunities for public input. Please delay your decision.

Thank you for considering my comments.  
Lance Green  
186 Dixon St  
Madison, WI 53704  
608-249-5979

**From:** [Seth Nowak](#)  
**To:** [Plan Commission Comments](#)  
**Cc:** [Paul Schechter](#); [voit\\_core@googlegroups.com](mailto:voit_core@googlegroups.com); [Tim Cordon](#)  
**Subject:** Comment on Official Map Amendment-Milwaukee St area  
**Date:** Monday, November 23, 2020 11:48:04 AM

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Dear City of Madison,

Although I am only learning of these specific agenda items in the last day, there are several opportunities I see for the City and our citizens and communities to meet our goals.

A grid system of asphalt paved streets in the style of 20th century fossil-fuel based planning is not only a bad idea, it is incompatible with a sustainable future. Changing areas from conservation to shopping uses is not the right direction for Madison to be going in the Milwaukee St area. Starkweather Creek, Voit Pond, and the farmland should all be treated with ecological considerations as the top priority; the other land in question here could be used for affordable and mixed income medium and higher density sustainable housing.

By incompatible with a sustainable future, I mean it cannot work. The old model does not serve our health, wealth, wellbeing nor our water, soil, and air quality.

As Tim Cordon has written:

"Affordable and sustainable housing, preserving wild places, walkable and sustainable neighborhoods, racial and economic equity, and the comprehensive transition to a society that is adapting to and reversing our climate crisis, all need to be central considerations and goals of further developments."

Please put sustainability and community wellbeing first as the central objective of all planning decisions for this area and act accordingly.

Sincerely,

Seth Nowak

[sethnow.we-do-realestate.com](http://sethnow.we-do-realestate.com)

cell phone 608-354-1329

930 E. Dayton St.

Madison, WI 53703

On Mon, Nov 23, 2020 at 11:21 AM Tim Cordon <[timc@fusmadison.org](mailto:timc@fusmadison.org)> wrote:

Dear City of Madison,

While I do not know the all of the details regarding the proposals and meeting to discuss them tonight, I am in full agreement with the points made by Mr. Schechter, in his email below.

This area of our community needs to be considered with extreme awareness for what it is, and what it could be.

Any development of this still somewhat natural space, needs to be made with care and with awareness of what we have lost and what we continue to lose by continuing to pave and develop green spaces.

Affordable and sustainable housing, preserving wild places, walkable and sustainable neighborhoods, racial and economic equity, and the comprehensive transition to a society that is adapting to and reversing our climate crisis, all need to be central considerations and goals of further developments.

Green spaces like the land along the Stark Weather Creek and the Voit property are rare and wondrous treasures. Please, for the sake of our whole community, slow down take time to make to make decisions about their development in a way that empowers all members of the community to have a voice in their preservation and protection.

Thank you for your service to our community and for your consideration of my request.

Sincerely,

Tim Cordon

608-630-3633

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**From:** [Paul Schechter](#)  
**To:** [Plan Commission Comments](#)  
**Cc:** [voit\\_core@googlegroups.com](mailto:voit_core@googlegroups.com)  
**Subject:** Comment on Official Map Amendment-Milwaukee St area  
**Date:** Monday, November 23, 2020 10:52:49 AM

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Dear City of Madison Plan Commission:

If the main objective of the Milwaukee St SAP is to build new housing, why would we destroy existing housing to achieve that goal? Jeanie Kramer owns a single-family home that would need to be demolished in order to build the controversial Chicago Road Extension. Jeanie works on the frontline against COVID as a nurse practitioner so she can't make the meeting this evening—she was given 24hr notice. Jeanie sent a plea to the Voit\_Core email list asking for others to speak up when she cannot. I am writing this comment on behalf of Jeanie, who would very much like to stay in her home of many years, with many memories, and not have it be demolished.

I am also writing on behalf of myself to say that we can do better than this! The consequences of our reckless actions are screaming at us with record-breaking....EVERYTHING in 2020, and yet we respond with the same old tricks that only perpetuate the old system? Replacing virgin soil with concrete to encourage a carbon-spewing, outdated transportation system is not the solution. Bowing to the whims of a giant corporation so it can more easily deliver goods that directly compete with local businesses is also not the solution. Carving up a natural area—home to wild turkeys, deer, and the fragile ecosystem of the Starkweather Creek watershed, in order to build roads, houses and white-picket fences is most definitely not the solution. Human psychology is a funny thing. It allows “YES BUT” arguments to rationalize almost any confirmation bias. Yes, City Planners have their own agenda, which includes a few economic benefits of their plan. But in a democracy the people are the ultimate authority, not unelected paid staff. Literally hundreds of local community members have been meeting for months discussing an alternative vision for this land—a vision that achieves the City's housing goals without destroying the environment. Why are City Staff not more engaged in learning about our ideas? Where is the back-and-forth dialogue? During the Transportation Committee Meeting a couple months ago, we again had only 24hrs notice of these consequential discussions. At the time I vehemently said there needs to be more dialogue with community stakeholders. And now, it seems, a woman is provided 24hr notice regarding hugely consequential discussions that may lead to the destruction of her home. This. Is. Ridiculous. Ramming the agenda of unelected, paid staff through committees on short notice is not democratic and does not reflect the will of the people.

Regards,

-Paul Schechter

**From:** [Catherine Stephens](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Chicago Avenue Connection - MKE Street Special plan  
**Date:** Monday, November 23, 2020 11:07:52 AM

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I am writing to ask that you pause Goal 2 of the Milwaukee Street Special Plan, and allow all stakeholders to be heard.

As you know, there is a large community of people working on a Eco-Village concept at the Voit property.

There are many questions to be answered about the special plan and the impact on traffic flow, the effect on the nearby Starkweather creek and green spaces, and how a proposed bridge would impact surrounding neighborhoods and businesses.

Thank you,  
Catherine Stephens

--

Catherine Stephens, **M.A.Ed.**  
Community Arts Advocate  
Madison, Wisconsin USA  
On [LinkedIn](#)

Dear City of Madison Plan Commission:

If the main objective of the Milwaukee St SAP is to build new housing, why would we destroy existing housing to achieve that goal? Jeanie Kramer owns a single-family home that would need to be demolished in order to build the controversial Chicago Road Extension. Jeanie works on the frontline against COVID as a nurse practitioner so she can't make the meeting this evening—she was given 24hr notice. Jeanie sent a plea to the Voit\_Core email list asking for others to speak up when she cannot. I am writing this comment on behalf of Jeanie, who would very much like to stay in her home of many years, with many memories, and not have it be demolished.

I am also writing on behalf of myself to say that we can do better than this! The consequences of our reckless actions are screaming at us with record-breaking...EVERYTHING in 2020, and yet we respond with the same old tricks that only perpetuate the old system? Replacing virgin soil with concrete to encourage a carbon-spewing, outdated transportation system is not the solution. Bowing to the whims of a giant corporation so it can more easily deliver goods that directly compete with local businesses is also not the solution. Carving up a natural area—home to wild turkeys, deer, and the fragile ecosystem of the Starkweather Creek watershed, in order to build roads, houses and white-picket fences is most definitely not the solution. Human psychology is a funny thing. It allows "YES BUT" arguments to rationalize almost any confirmation bias. Yes, City Planners have their own agenda, which includes a few economic benefits of their plan. But in a democracy the people are the ultimate authority, not unelected paid staff. Literally hundreds of local community members have been meeting for months discussing an alternative vision for this land—a vision that achieves the City's housing goals without destroying the environment. Why are City Staff not more engaged in learning about our ideas? Where is the back-and-forth dialogue? During the Transportation Committee Meeting a couple months ago, we again had only 24hrs notice of these consequential discussions. At the time I vehemently said there needs to be more dialogue with community stakeholders. And now, it seems, a woman is provided 24hr notice regarding hugely consequential discussions that may lead to the destruction of her home. This. Is. Ridiculous. Ramming the agenda of unelected, paid staff through committees on short notice is not democratic and does not reflect the will of the people.

Regards,

-Paul Schechter

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**From:** [Deb Vandenbroucke](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** #61589 Chicago Ave  
**Date:** Monday, November 23, 2020 10:58:31 AM

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

I am opposed to extending Chicago Ave across Fair Oaks and adding a car bridge over Starkweather Creek because

I strongly oppose removing someone's home via eminent domain.

I am opposed to adding roads through wetlands.

Deb Vandenbroucke  
2737 Milwaukee St

**From:** [Nathan J. Wautier](#)  
**To:** [Plan Commission Comments](#)  
**Cc:** [Stouder, Heather](#)  
**Subject:** Plan Commission Agenda Items 4 & 5 for Legistar File 11/23/20  
**Date:** Monday, November 23, 2020 2:57:49 PM  
**Attachments:** [image003.png](#)  
[Letter to Plan Commission - Transformational Rezoning for Milwaukee Street.pdf](#)  
**Importance:** High

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

Plan Commission,

Please include the attached letter for the Plan Commission's review this evening related to Agenda Items #4 & #5. Also, the following individuals have registered to speak on these items for the property owners referenced in the attached letter and can hopefully be accommodated in this order:

1. Louis Weisman
2. Aimee Baumann
3. Nathan Wautier

Thank you,

Nathan

**Nathan J. Wautier**

Reinhart Boerner Van Deuren s.c.  
22 East Mifflin Street, Suite 700 | Madison, WI 53703  
Office: (608) 229-2249 | Cell: (608) 695-8731 | Fax: (608) 229-2100  
[nwautier@reinhartlaw.com](mailto:nwautier@reinhartlaw.com) | [bio](#) | [vCard](#) | [reinhartlaw.com](http://reinhartlaw.com)  
Legal Secretary: Sarah Becker | (608) 229-2235 | [sbecker@reinhartlaw.com](mailto:sbecker@reinhartlaw.com)



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Reinhart Boemer Van Deuren s.c.  
P.O. Box 2018  
Madison, WI 53701-2018

22 East Mifflin Street  
Suite 700  
Madison, WI 53703

Telephone: 608-229-2200  
Facsimile: 608-229-2100  
reinhartlaw.com

November 23, 2020

Nathan J. Wautier  
Direct Dial: 608-229-2249  
nwautier@reinhartlaw.com

SENT BY E-MAIL

City of Madison Director of Planning and Plan Commission  
Department of Planning & Community & Economic  
Development Planning Division

Dear Ms. Stouder and Plan Commissioners:                    Re: Transformational Zoning, Legistar Files  
61589 & 62174, and November 23, 2020  
Plan Commission Agenda Items 4 & 5  
(together, the “Proposed Ordinances”)

I am writing to you on behalf of my clients, Leo Ritter & Co., LLC and 3618 MF LLC, who separately own real estate at 3630-3650 Milwaukee Street (the “Amazon Facility”) and 3618 Milwaukee Street (the “Vacant Land”) in Madison, Wisconsin, respectively. As you are aware, the Amazon Facility began operating earlier this year following receipt of entitlement approvals from the City. The Proposed Ordinances have been introduced to reverse and eliminate these approvals and make the Amazon Facility both an existing non-conforming use and an existing non-conforming structure.<sup>1</sup>

The Staff Report that accompanies the Proposed Ordinances provides a non-exhaustive list of the negative impacts upon property owners of creating such non-conformities. For these reasons and the four additional considerations noted below, the owners of the Amazon Facility and Vacant Land oppose the Proposed Ordinances.

First, during public testimony and discussion tonight, we ask that you engage City Staff and Commissioner Sundquist,<sup>2</sup> to provide historical context regarding the very robust, and relatively recent, process taken by the City to consider and reject the use of widespread rezonings similar to the Proposed Ordinances. In brief, this issue (known as “transformational zoning”) was considered and rejected as

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<sup>1</sup> See Alder Foster’s email to Plan Commission dated October 19, 2020 which reads in relevant part: “As I have shared with staff, I believe these steps should become routine following any future adopted plans. When we fail to take these steps, we leave ourselves vulnerable to land uses that are not consistent with our plans, including the recent example of Amazon’s industrial use of what was hoped to be a thriving mixed use center.”

<sup>2</sup> My recollection is that only Commissioner Sundquist was a member of Plan Commission during the Zoning Code Rewrite process. However, Ms. Stouder, Mr. Parks, Mr. Firchow, and Mr. Tucker (among others) were all heavily involved.

part of the zoning code rewrite process that took place over an approximately four-year period (2009 through adoption in January, 2013).<sup>3</sup> Unlike the current attempt to change this long-standing policy, the public engagement and transparency of the zoning code rewrite process was extensive. If such an impactful City policy is to be changed, a committee similar to the Zoning Code Rewrite Advisory Committee should be formed and a series of public meetings should be held in order to once again fully understand the issue and related consequences before proceeding.

Second, as explained by City staff at the time, the long-standing and current City policy confirmed during the zoning code rewrite process is designed to rely upon the new mixed-used zoning districts to create as few existing non-conforming uses as possible when a property is rezoned while concurrently moving properties towards desired land uses recommended in the City's adopted plans. To that end, in responding to questions inquiring about the use of rezonings to achieve a result similar to the Proposed Ordinances, the planning division staff and zoning administrator noted in a memorandum dated October 4, 2010,<sup>4</sup> and entitled "Transformational Zoning" that while the zoning code itself provides transformational zoning concepts (e.g. building placement and design standards, automobile parking reductions, new requirements for surface parking lots, etc.) during the actual mapping process for the new zoning code:

- staff "will carefully take into account the Comprehensive Plan and other adopted plans, while making efforts to minimize the creation of nonconforming uses" and,
- it is staff's "intent to minimize ad hoc planning and "transformational zoning" decisions."
- While care will be "taken to preserve both existing land use rights and predictability with regard to what is and is not allowable." (emphasis added).

With the above as background, please again review the Staff Report related to the Proposed Ordinances generally and specifically the section discussing the use of CC-T as a district that is also consistent with the neighborhood plan. If a rezoning is to be approved, rezoning the entire Amazon Facility parcel to CC-T would allow the existing use to remain conforming, eliminate a split-zoned parcel, and also allow the high density residential use called for on the northern portion of the parcel.

Third, specific to the Amazon Facility and other commercial properties that would be similarly rezoned in the future. For the reasons noted in the Staff Report, such rezonings will greatly reduce the economic value of these properties. Put another way, the assessments of these commercial properties will have to be slashed to reflect the loss in entitlements. A reduction in assessments results in a corresponding increase in the City's mill rate and, when that reduction is exclusive to commercial properties, the

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<sup>3</sup> Note: An area-wide "downzoning" did take place in the Greenbush Neighborhood following these discussions but this downzoning from multi-family structures to single-family structures did not eliminate the existing residential uses and increased financing options by making the properties eligible for single-family 30-year home loans.

<sup>4</sup> My records identified three staff memorandums directly addressing questions about transformational zoning in 2010 alone and my notes have multiple additional discussion references at various public meetings.

increased mill rate translates into a larger share of the tax burden being placed on the City's residential properties.

Lastly, consider what a similar transformational rezoning of an existing residential property would mean to a homeowner. Among other things, it likely means that the homeowner is no longer eligible for a 30-year mortgage or residential mortgage rates. Creating such severe negative consequences for current property owners (whether they are commercial or residential) has already been determined to be bad policy following over four years of robust public discussion. We generally ask that you not overturn this important policy after only four weeks of relatively opaque reconsideration. We specifically ask that you either (i) recommend complete denial of the Proposed Ordinances, or (ii) place the Proposed Ordinances on file to allow for further discussion between Alder Foster, City Staff and the property owners.

Respectfully submitted for consideration,

A handwritten signature in black ink, appearing to read "Nathan J. Wautier", written in a cursive style.

Nathan J. Wautier

**From:** [jeanie kramer](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Comments on Chicago Avenue extention  
**Date:** Monday, November 23, 2020 4:50:41 PM

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

Comments For planning meeting

Dear City of Madison Planning commission,

I am the home owner at 133 North Fair Oaks and writing to voice my opposition to completing the Chicago Avenue Extension project in it's current form for several reasons, including that I do not want to see my home destroyed. I have lived here for 20 years and have made this unique little house my own. I plan on retiring in 4 years and living in my paid for house. The land behind my house is owned by another party, a business owner who also has no intention of selling his property. Neither of us were contacted during the planning phase to discuss our concerns. Several properties on Fair oaks backing up to the creek were up for sale and could have been obtained without displacing either of us. Yes, the city could take my home and force me to move. However, just because you can does not mean you should.

This land between the creek and Fair Oaks Avenue, because of limited access due to being surrounded by private property, has developed into a special micro ecosystem seldom found in an urban area. We have owls, turkeys and Hawks using this space. Deer, fox and of course, Coyotes are frequent sightings. Last year a beaver worked really hard to get a dam built with the evidence noted on several trees along the creek. There are several trees in the area, including at least one 100-year-old tree. I have no idea how much carbon that tree breaths in a year, but I bet it is plenty. This is one of the reasons my neighbors are against the planned development. Including several newcomers to the neighborhood who have not had a chance to even share their views.

Another compelling reason is the potential traffic pattern. As you can see by looking at the map, Fair Oaks Avenue curves to the north just past my house into a blind curve. After navigating this section of street as both a pedestrian and driving out of my driveway, this is an extremely dangerous place to cross. Extending Chicago avenue into any future development would put more traffic on these residential side streets as people take a short cut to East Washington vs Milwaukee street.

For all the above reasons, I am asking you to postpone any final decisions until all stakeholders can be heard and alternatives discussed. We can always move forward but moving back may not be an option.

Thank you for your time and service to the community.

Jeanie Kramer

133 North Fair Oaks

Madison WI

**From:** [Amy Owen](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** opposition to eminent domain & item 4  
**Date:** Monday, November 23, 2020 4:52:13 PM

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Dear Commission,

I am writing to request that you not approve any policy or plan that would lead to the demolition of an unwilling property owner's occupied and non-blighted home. I believe #4 on tonight's agenda may have this impact from reading this description from the homeowner, and any destruction of someone's home by the state needs to be very critically scrutinized. There are few conditions that could truly meet the greater public good for taking such a severe action, and I do not believe any redevelopment in this area meets these conditions when a person wishes to remain in their home.

Thank you,  
Amy Owen  
3129 Buena Vista St  
Madison, WI  
53704

**From:** [Jeanine Schneider](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Plan Commission Comments on Chicago Ave & Voit Farm  
**Date:** Monday, November 23, 2020 5:34:09 PM

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I'm writing about Chicago Avenue and Voit Farm.

First let me state, the way City of Madison planning has essentially ramrodded their plan through with a little "public input" sugar-coating that was subsequently ignored, I think it's disgraceful you are now holding this meeting the week of Thanksgiving during a PANDEMIC with so little notice that the very woman whose home is at stake could not have enough notice to change her work schedule.

Second, since a major part of the plan being discussed is question literally in the Town of Blooming Grove and not the City of Madison, I do not understand why Dane County is not involved. I know there is some sort of MOU with the Town of Blooming Grove, but I fail to see how the City of Madison can really decide anything infrastructure-related right now on a property that is not within their boundaries. It was my understanding the City of Madison would not have any claim to the Voit property until the developed value met a certain dollar amount threshold.

As for the plan of extending Chicago Avenue, I seriously wonder how naïve the City Planners are when it comes to traffic in this part of town. I've been begging the City of Madison **for years** to do something about the traffic around the Kwik Trip on Milwaukee Street; the only thing that has happened was the re-routing of the bus lane thanks to Alder Lemmer. Meanwhile, people fly out of Kwik Trip without looking, there's constantly a bus or a food cart blocking visibility on North Walbridge, I risk my life every time I leave home, and all I've gotten from the City excuses, but mostly silence. Please forgive me that I have very little faith in the "Milwaukee Street Plan" and the fact the City is so interested in new streets when they cannot even address the problems on their current ones.

As for a Chicago Ave, there is no possible way this will not become an alternate route that people speed down to avoid the lights on Milwaukee Street; if the City thinks otherwise you must not live near the post office and Woodman's East or ever been on Walter Ave. Mark my words, an extended Chicago Avenue will become Walter Avenue 2.0.

I also have concerns about the environmental impact on Starkweather Creek with additional traffic planned, and also for area flood mitigation by putting concrete in an area adjacent to a creek that can currently absorb water, but will have concrete instead.

Lastly, I really take issue with the City being so cavalier about tearing down someone's home.

She picked out this home, has invested in this home, and has memories there...and it's in jeopardy for a road that is simply a bad idea. I really hope the commission thinks long and hard about what you're doing here.

Thank you for your time.

Sincerely,

Jeanine Schneider  
4199 Bruns Ave.  
Madison, WI 53714  
608.513.3481

**From:** [Lily Kilfoy](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Extending Chicago Avenue  
**Date:** Tuesday, November 24, 2020 10:27:51 PM

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

Greetings,

I'm writing this to let you know that I oppose the plans to extend Chicago Avenue because it entails forcing residents to sell their beloved homes, which will be destroyed for the project.

No one should be forced from their homes in the name of neighborhood "improvements".

I am asking that you please reconsider this idea.

Thank you,

Lily Kilfoy

Sent from my iPhone



Craig Stanley  
1525 Vilas Ave  
Madison, WI, 53711

January 4, 2021

Common Council Members (Alders)  
City of Madison

Re: Common Council Meeting January 5, 2021  
Item # 61 (Rezoning to non-conforming use)

Dear Alders:

First as background, I run a commercial real estate brokerage and advisory company (Broadwing Advisors) in Madison. Our firm works with numerous users (office, industrial and life science) in the commercial arena helping them grow and flourish. I have the following direct experience with city committees:

- Economic Development committee (2014 to 2020)
- Transportation committee (not sure of dates, 2015 ish)
- Zoning Rewrite Committee (2012-2014 to completion)

**I am writing to you today to recommend my opposition to item # 61 as reference above.** There are numerous reasons as outlined below why the change of zoning in this example sets a bad precedent and ultimately bad public policy.

Economically the when creating a non-conforming uses the following **direct** issues negatively create issues, including:

- Value of property
- Assessed value of property
- Tax revenue of property
- Ability to finance of the property
- Insurability of property

Economically the when creating a non-conforming use the following **indirect** issues are also created, including:

- Ownerships potential unwillingness to reinvest in property (hurting long term value)
- Change of use hurting growth of employment in area
- Negative business climate/message for growth and ultimately tax revenue

Finally, I oppose this item as it does not consider a macro understanding of city policy. Having gone through a long process as part of the city's zoning rewrite committee, the committee strived to create zoning that looked forward while respecting the existing building forms and their impact on taxes and the economy. While individual interests of neighborhoods issues and desires should be considered, policy makers have the responsibility to look out for the greater good of Madison and how changing public policy can negatively impact the rest of the city's policy. Policies changes such as this are interwoven to the economic vitality of the community in general. Making spot changes like this diminishes the macro view and is subject to individual interest without the long term negative impact being properly considered.

Respectively Submitted,



Craig P Stanley