

From: [Andrew Cusick](#)
To: [Plan Commission Comments](#)
Subject: File #93508, Supplemental Public Comment (#3) in Response to the Planning Division Staff Report
Date: Tuesday, July 14, 2026 9:15:54 AM

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Andrew Cusick
836 Woodrow Street
Madison, WI 53711
608-577-4464

July 13, 2026

Dear Plan Commission and City Staff

I write as a follow-up to my earlier public comments on File #93508. I write as a private citizen and the owner of 836 Woodrow Street, directly across from the southwest corner of the campus. Having read the Planning Division Staff Report, I submit this supplemental comment to focus on the gaps in the record and to name, as an adjacent owner, what is already happening on Woodrow Street that the record does not describe.

. Over the last decade, this parcel has come before the City through a series of conditional use permits, each framed as a compromise, each one progressively escalating the intensity of what sits on the parcel. The current application continues that arc. The negotiated conditions on offer address the presentation of the project without materially changing what will operate on the ground for the operational life of the facility. The Commission is being asked to accept a package of soft-edged mitigations as the substantive response to a hard-edged intensification. I ask the Commission to look past the shape of the negotiation and evaluate the application against the standards the ordinance actually sets.

. I want to respectfully disagree with the framing that this project is about replacing porta-potties and giving parents a place to sit. Those are the presentation of the compromise. The substance of the project is a permanent 1,200 seat stadium with a permanent outdoor public address system in a residential neighborhood adjacent to Lake Wingra parkland. High school football, and the events built around it, is one of the highest-impact uses a residential neighborhood ever absorbs. It happens on the Saturdays that are the best of fall in Wisconsin, the days families in this neighborhood chose to live here for. This Commission has twice found that the applicant could not meet the standards Chapter 28 sets for the maximally intense version of this facility. The absence of lights in this application does not turn what remains into a modest project. It turns it into a modest project only when compared to the version the applicant has, twice, sought and been denied.

. The staff report proposes six conditions of approval. Reduced to their operating logic, they are:

1. No lighting of the athletic track and playing field.
2. Restrictions on when and by whom the permanent PA system may be used, with a sunset-

off limit.

3. PA system limited to Edgewood High School and Edgewood Campus/Grade School and affiliated events.
4. No use of the seating area after sunset.
5. Landscape maintenance and replacement requirements.
6. A sound management plan capping the PA system at 80 decibels with up to 3 dBA deviation.

Each depends on ongoing municipal involvement and enforcement to have any real effect. The sound cap requires periodic testing and complaint response. The hours and use restrictions require monitoring and complaint response. The landscape provisions require monitoring and follow-up. Ald. Evers has added a 1-year Building Inspection Division report, which documents impacts after they have already occurred but does not enforce them.

. The Commission should also recognize that the existing City noise ordinances are inadequate to protect the neighborhood from the sound impact this facility will generate. MGO 24.08 has been determined not to apply to the sources of noise at issue here, and MGO 24.04 has been determined not to apply to this type of use. That is not a statement about the willingness of any City agency to enforce. It is a statement about the reach of the ordinances as written. It means the CUP conditions before this Commission are, in practice, the only enforcement architecture the neighborhood has for sound impact from this facility. Conditions that depend on ongoing monitoring and complaint response, without an ordinance backstop below them, are, functionally, not conditions. They are a hope.

. I dispute, respectfully but directly, any conclusion that traffic and parking for this project have been adequately studied. They have not been studied. The staff report and its incorporated agency comments contain no independent traffic study of the proposed facility, no analysis of event-day egress on residential streets, and no Transportation Demand Management plan. The Parking Division has determined that a TDM Plan is not required. Traffic Engineering's conditions address only ADA walkway compliance and pedestrian crosswalk retention. On a 1,200 seat stadium with a permanent PA system in a residential neighborhood, an absence of study is not a finding of no impact. It is an absence of study. I request that any approval be conditioned on submission and approval of an independent traffic and parking study covering event-day and everyday egress patterns on Woodrow Street, Terry Place, and adjacent residential streets, and on a Transportation Demand Management plan naming the applicant's responsible party for event-day traffic management.

. As the owner directly across from the campus's southwest corner, I can describe for the Commission the pattern of use I observe from my own property. The west entrances on Woodrow Street are already used, daily, in ways the record does not describe. Large tour buses decorated as trolleys turn onto and off of Woodrow to serve the campus. Garbage trucks use Woodrow to service the campus. Delivery drivers, including DoorDash and other food delivery services, race down Woodrow to reach the campus. Late-night deliveries speed up and down the street at hours it used to be quiet. Staff and students use the side street creating a rush hour each workday in morning and evening. Woodrow Street has become the preferred entry point for all this campus traffic because, unlike Edgewood College Drive, Woodrow has no traffic light, no stop signs south of Monroe Street, and no speed bumps. Google Maps routes eastbound campus traffic accordingly. Woodrow is the daily shortcut for staff and students to three growing high-use institutions on this parcel. This is the current baseline, before a 1,200 seat stadium, a concession and restroom building, and two storage buildings are

added to the parcel. The applicant's representation that stadium parking will be provided by Monroe-accessed lots does not describe the pattern of Woodrow-side use that already exists. That pattern will not shrink when the buildings are added. It will grow.

- . The neighborhood has direct experience with two prior non-binding commitments by the Edgewood institutions that were later abandoned. First, Edgewood University historically closed the west gate at 6:00 PM on weekdays, all weekend, and all summer long, under a longstanding understanding with the neighborhood. That gate closure is no longer honored, which is a substantial reason Woodrow-side traffic has increased. Second, when the current field was constructed, the applicant represented that the field would be used only for practices and physical education, not for games. That representation was abandoned approximately eight years ago. Properties on Woodrow have since absorbed vastly increased daytime use, amplified music, cheering crowds, and successive proposals for further facility expansion. The Joint Statement now before this Commission is another non-binding compromise between the applicant and the neighborhood associations. The record does not support relying on a non-binding agreement as a substitute for enforceable conditions of approval.

. I understand and accept that this Commission's authority extends to the proposed structures and their use, and that the use of the underlying track and field is a separate matter. That does not foreclose the Commission's authority to condition the new buildings' operations on the Woodrow-side impacts they will generate. The staff report at Condition 7 already requires the plan to be expanded to the property lines at Woodrow Street and Monroe Street before permits issue, which reflects the Commission's own recognition that the operational footprint of these buildings extends to Woodrow. The applicant has represented that parking for the stadium will be provided by existing campus lots primarily accessed from Monroe Street. I ask the Commission to hold the applicant to that representation as a binding condition: that service, delivery, staff, and event-related access to the four new buildings occur only through the Monroe-accessed campus entrances, and that the campus's west entrances on Woodrow Street be closed to new-building-related vehicular access, with curb and sidewalk restoration where currently open. That condition has a clear nexus to the proposed use, is self-enforcing once built, and does not turn on future enforcement of any ordinance against this applicant.

. The staff report at page 5 quotes the CI District statement of purpose, which encourages "the preparation of Campus Master Plans that enable adjacent neighborhoods and the broader community to understand the levels of development being proposed, their likely impacts, and appropriate mitigation measures." This parcel does not have a current campus master plan. The three separately incorporated institutions that share the parcel are each expanding independently. Ald. Evers's own 2019 ordinance requiring conditional-use review for stadiums, lights, amplified sound, and expanded seating at schools without a master plan was written to address exactly this coordination gap. I renew, as filed in my main letter, the request that the Commission require a campus master plan before further institutional expansion is approved on this parcel.

. There are three institutional tenants sharing this 56.3-acre parcel: Edgewood College, Edgewood High School of the Sacred Heart, and Edgewood Campus School. All three are separately incorporated. All three operate on the parcel and use the shared campus infrastructure. Two are named users of the facility. Only one is on this application. The staff report at page 2 confirms the 2011 condominium plat and states that the condominium declaration provides the governance structure for the operation of the overall property.

Conditions that bind the parcel should identify all three parties as responsible for the parcel. I ask the Commission to require all three institutional tenants to co-sign the application as co-permittees jointly and severally liable for all conditions of approval.

d? The neighbors of Woodrow are filing comments with this Commission as I write, aligned with the DMNA and Marc Gartler's request, urging that the concessions embodied in the Joint Statement not be changeable by minor alteration. That request is a direct response to the historical experience described above. The concessions this applicant has offered in prior rounds have not been durable, and I would argue they have not proven enforceable. To ask the Commission not to weaken them administratively is, on this record, the minimum protection the neighborhood has left. It is hope at its purest, and hope is not what this Commission is chartered to deliver. Madison's own values statement asks decision-makers to "Consider: Who benefits? Who is burdened? Who does not have a voice at the table? How can policymakers mitigate unintended consequences?" On this record, the applicant benefits, materially and durably. The residential neighborhood is burdened, materially and durably. The voice at the table best equipped to advocate has been the applicant's litigation record and philanthropic backing, not the neighborhood's. I ask this Commission to weigh that asymmetry, not to accept its results as inevitable.

, , . I respectfully request that the Plan Commission, in any decision it makes on this application, make specific findings identifying the evidence in the record that supports its conclusion on each of Standards 1, 3, and 4. In particular, I request specific findings on the evidence supporting the staff conclusion that the impact of the proposed facilities will not be significantly different than the existing conditions, when the record on its face shows an approximately 2.8 times capacity increase in permanent seating, a portable-to-permanent PA conversion, and the addition of permanent concessions, permanent restrooms, and two permanent storage buildings, on a parcel where no traffic or parking study has been performed, no master plan exists, and only one of the three institutional tenants is on the application.

The staff report before the Commission is careful and thorough. But the conditions it proposes, other than the Woodrow-side access restriction and the three-tenant co-permittee structure I am asking the Commission to add, are conditions that depend on an enforcement pattern the record shows is not reliable. Approving this application without the Woodrow-side access restriction would leave the residential neighborhood on Woodrow Street with a package of soft mitigations and no self-enforcing physical protection against the daily impacts these new buildings will contribute to, on top of the tour trolleys, garbage trucks, and delivery traffic already using Woodrow today. Holding the applicant to its own representation that new-building traffic will be routed through Monroe-accessed entrances, as a binding condition, changes that outcome.

Thank you for your service and for your consideration.

Sincerely,

Andrew Cusick
836 Woodrow Street
Madison, WI 53711

From: [Jacob Notbohm](#)
To: [Plan Commission Comments](#)
Cc: [Evers, Tag](#)
Subject: Comments on Conditional Use Permit at Edgewood HS Stadium
Date: Tuesday, July 14, 2026 9:15:51 AM

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To the Plan Commission:

This email is regarding the Conditional Use Permit Application for the Edgewood High School Stadium at 2219 Monroe St. I live on the 2200 block of Monroe St, directly across from the Stadium.

Over the past several months, Edgewood High School and neighbors (represented by neighborhood associations) engaged in discussions regarding Edgewood's desire for new stadium facilities. My view is highly consistent with the email sent by Alder Tag Evers on July 11. The essential points that I emphasize here are

1. A joint statement was written by Edgewood leadership and the neighborhood associations which represents a compromise. City staff have proposed conditions (#1-6) that are consistent with the agreed upon compromise. It is essential, now, that the Plan Commission include those conditions as part of the approval.
2. There is a statement that conditions numbered 2-5 could be amended as a "minor alteration." This statement is inconsistent with the collaborative work that has been done by Edgewood and the neighborhood associations, because it would allow a change to conditions in the future without further in-depth discussions between Edgewood and the neighbors. Hence, that statement must be removed.

With the conditions proposed by city staff included and with the statement about "minor alteration" removed, I will be in favor. Without those conditions or if the statement about "minor alteration" is kept, I would be opposed.

As a final note, I would like to comment on the concluding sentence of Alder Evers' email, which stated "Overcoming distrust is difficult and challenging, but it is not impossible." I appreciate the idea, and I would like to build on it by giving my opinion that Edgewood and the neighbors are already overcoming distrust and working cooperatively, as shown by the joint statement. Let the approval of this application, with conditions 1-6 included and the statement about "minor alteration" removed, be a celebration of a community working together to negotiate a compromise wherein most parties get most of what they want.

Sincerely,

Jacob Notbohm

Resident and homeowner at 2314 Monroe St

From: [teresa nyholt](#)
To: [Plan Commission Comments](#)
Subject: Edgewood's Proposal to Upgrade their facility
Date: Monday, July 13, 2026 6:42:08 PM

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Hello,

As a neighbor directly across the street from the Edgewood H.S. Football field, I am pleased to hear that Edgewood would promise not to use their amplified sound system for practices or others using their field. Would they use boomboxes during practices? What are "other events?" What do they mean by "at least initially?" I do not want to go through this process of litigating new changes every year or even less than the next 10 years. I have not seen the layout of the plan and would like to make sure what the effects would be on us within our homes. I would like to know how much sound mitigation they will be building, what recourse neighbors have if these changes create greater invasive distress on us, and would like a guarantee that we have a path to communicate with officials in a timely manner. Is it true that speakers will be facing Woodrow St. (our house)? How many hours per day will this use occur? How frequently? Will there be measurements of sound on our property?

Thank you,

Teresa Nyholt
812 Woodrow St.

Re: Edgewood High School Goodman Athletics Facilities Complex
Conditional Use, Plan Commission Public Hearing July 13, 2026

Dear Alder Evers, Members of the Plan Commission, City Staff,

We live at 865 Terry Place and are writing to request denial of Edgewood's petition for a Conditional Use Permit for the construction of a stadium. While the submitted documents state there has been extensive outreach with the surrounding neighborhoods, the first we learned of this was through a postcard from the city about the July 13th meeting that we received approximately two weeks ago.

The issues that have been at play before with Edgewood wanting to build a stadium have not been resolved. These include:

1. The argument that Edgewood needs this addition to be competitive is a faulty argument. Madison West and Madison East do not have their own stadiums and remain not only competitive but state and regional/divisional champions in many sports.
2. In the past, Edgewood High School's assertion was that it ONLY wanted practice fields but presents today requesting a stadium. It is an undue burden and untenable situation to ask the neighborhood to enforce commitments made by Edgewood when they are broken.
3. The sound and lighting for the proposed use are incompatible with adjacent and surrounding residential neighborhoods and protected natural areas, which would both be significantly disrupted.
4. EHS exists within an educational campus without a current master plan. We believe this should be in place before any of the institutions move forward with new developments. As we understand the process, Urban Design Commission would be involved in the design review so that the aesthetic aspects are considered along with other important components.

Thank you for your thoughtful consideration.

Jennifer Kushner & John Hauser

From: [M Scott Statz](#)
To: [Plan Commission Comments](#)
Cc: [Evers, Tag](#); [Parks, Timothy](#); president@dmna.org; [Guequierre, John](#); [Figueroa Cole, Yannette](#); darrin.wasniewski@gmail.com; nicole.solheim@gmail.com; pwheck@gmail.com
Subject: #93508 Edgewood Stadium Conditional Use - Public Comment
Date: Monday, July 13, 2026 2:50:48 PM

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M. Scott Statz
810 Woodrow St
Madison, WI. 53711
(608) 358-8921 c.

July 13, 2026

Alder Tag Evers, District 13
Members of the City of Madison Plan Commission
City Staff, Department of Planning and Development

I have lived directly across from Edgewood High School's athletic field on Woodrow Street for more than 30 years. My family includes three generations of Edgewood alumni, and I have always wanted the school to succeed. My concern is not with improving the school's athletic facilities, but with the size and intensity of the proposed 1,200-seat stadium and the increased noise, activity, and neighborhood impacts that will accompany a facility of this scale.

I support reasonable improvements to the school's athletic facilities, including new locker rooms, restrooms, a concession stand, and a press box. Those are appropriate additions that can enhance the student-athlete experience without fundamentally changing the character of the neighborhood.

The current bleachers were installed as part of the 2015 Goodman Athletic Complex renovation to meet the school's future needs. I have never observed them at capacity. That makes it difficult for me to understand why an additional 800 seats is necessary. Such a dramatic expansion raises legitimate questions about the long-term intensity of use planned for this site beyond what has been presented in this application.

I appreciate the considerable effort that many of my neighbors have invested in negotiating conditions with Edgewood, and I understand why many view those conditions as a practical compromise after years of uncertainty. However, I remain concerned that the proposed condition regulating the public address system appears to leave a loophole for portable speakers, amplified music, wireless sound systems, or any other form of electronically amplified sound that is not part of the permanent PA system. If the Commission intends to limit amplified sound, I respectfully request that any approval clearly regulate all electronically amplified sound, regardless of the equipment used.

As mentioned by Andrew Cusick in his letter dated July 10, 2026, I am also disappointed that a project of this size and visual prominence did not receive review by the Urban Design Commission. A permanent stadium, concession building, press box, and other associated

structures will become a lasting feature of this neighborhood. Regardless of whether such a review was technically required, I believe a project of this magnitude warrants an independent evaluation of its architectural and neighborhood design impacts by the Urban Design Commission.

The City's Conditional Use standards require that neighboring properties not be substantially impaired. Based on my decades of living directly across from this site and observing its use, I do not believe this proposal meets that standard. I respectfully ask the Commission to deny this application as proposed. If Edgewood wishes to pursue a more modest proposal that is compatible with the surrounding residential neighborhood, I would welcome that discussion.

Thank you for your time, your service, and your thoughtful consideration.

Sincerely,

Scott Statz
810 Woodrow Street
Madison, WI 53711

--

M Scott Statz
608-358-8921 c.
scottstatz@gmail.com

From: [Edward Taylor](#)
To: [Plan Commission Comments](#)
Cc: [Andrew Manion](#); [Julie Ibinger](#)
Subject: In Support of 93508 - Goodman Athletic Complex on the Edgewood Campus
Date: Monday, July 13, 2026 2:14:11 PM

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Greetings –

As close colleagues of Edgewood High School of the Sacred Heart, we endorse the plan presented to the City of Madison for the proposed improvements of their athletic field facility.

From our perspective, all involved in working through the details of the proposal have done so with a spirit of cooperation, patience, and wisdom.

The improvements will enhance the educational experiences of our young people, and that is a worthy goal for all of us.

Sincerely,

Andrew P. Manion, Ph.D.
President, Edgewood University

From: [Ethan Brodsky](#)
To: [Planning](#); [Plan Commission Comments](#); [Darrin S. Wasniewski](#); [Field, Derek](#); [Emily R. Gnam](#); [Guequierre, John](#); [Nicole A. Solheim](#); [Patrick W. Heck](#); [Sara R. Sanders](#); [Figueroa Cole, Yannette](#)
Cc: [Evers, Tag](#); [DMNA President Marc Gartler](#); [DMNA VP Marie Trest](#); [DMNA Secretary Catherine Jagoe](#)
Subject: Third Comment on #93508: Conditional Use at 2219 Monroe Street (Edgewood HS Stadium)
Date: Monday, July 13, 2026 2:02:51 PM

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Members of the Plan Commission, Alder Evers, DMNA officers:

[Note: I was unable to find email addresses for PC members Anjali Bhasin and Scott Chehak - please pass this on to them]

This is a follow-up to my two previous comment regarding Legistar #93508, the Application for "2219 Monroe Street (District 13): Consideration of a conditional use in a Campus-Institutional (CI) District without a campus master plan to modify existing athletic fields to construct a stadium with 1200-capacity seating building, concession stand, and storage buildings at the Goodman Athletic Complex on the Edgewood Campus", scheduled for hearing at the Plan Commission today, July 13.

Please publish this comment in Legistar as soon as possible. This document was written entirely by a human with no use of AI.

To put the bottom line up front, I support the approval of the proposed application, as written, as long as the approval formally incorporates Conditions 1-7 recommended in the city staff report that appeared on Legistar on Friday *and* omits the paragraph from that report beginning "***Conditions 2-5 may be amended by approval of a minor alteration...". Without the inclusion of those conditions as formal conditions of approval and the omission of the paragraph explicitly calling them out as candidates for Minor Amendments, I oppose approval of the proposed application.

Since November 2019, I have written approximately fifteen previous letters to the Madison Plan Commission regarding the topic of Edgewood's proposed stadium development and athletic field usage, and more letters than I can count to other city staffers and elected officials. This is the first time that I am writing a (qualified) letter of support for such a development.

I am a professional engineer with a PhD in electrical engineering who has worked in the field of signal processing and acoustical analysis for many years. For some of them, my work involved studying the emission and impact of motor vehicle noise. Since my first involvement Edgewood's athletic field development proposal in the spring of 2017, I have spent literally hundreds of hours analyzing data on usage, noise, and lighting of this and other athletic field developments, and how they can impact the use, value, and enjoyment of surrounding properties.

While I do believe the proposed development will still negatively impact the use, value, and enjoyment of surrounding homes, in this case, the Edgewood administration, surrounding neighborhood associations, Alder Tag Evers, and city staff have worked together for much of the last year to

come up with a proposal and set of conditions that strikes a reasonable balance between Edgewood's desire for development and neighbors' desire to continue preserve the use, value, and enjoyment of their homes.

This agreement was only possible because Edgewood's leadership acted in a very different manner than they did during the previous stadium proposal debacle. The trust they have earned today is tenuous and could easily be destroyed. Neighbors are understandably cautious about it.

Going back to my very first email that I wrote to the city about any topic relating to Edgewood, in July 2013, to then-Alder Sue Ellingson regarding another proposed athletic facility development by Edgewood College (which never ended up happening), I wrote:

"I recognize that Edgewood is a property owner and is fairly free to do as they choose with their property, within the constraints of zoning and other legal restrictions.

...

I hope, however, that they will choose to "play nice" with their neighbors and consider our wishes and concerns in their plans for expansion, and I'm willing to take a somewhat less confrontational approach in hopes of working in our mutual interests.

...

Perhaps this is naive of me. I bought a house on Woodrow (facing Edgewood's DeRicci Hall) last summer after a decade of living in "student" rental places in the Vilas and Dudgeon/Monroe neighborhoods. As a fairly new entrant to the immediate Edgewood neighborhood, I'm perhaps a bit less angry with and distrustful of Edgewood than some of my neighbors - it seems like some of them have experienced a long history of what they perceive to be unfair dealings with the campus."

This naivety was shattered by my interactions with Edgewood High School and their community in following years. In addition to years of dishonesty and double-dealing by Edgewood High School's leadership, I am not exaggerating when I state that our interactions included property vandalism, death threats, and character assassination directed at me and other neighbors. I am no longer naive on this topic. I have no inclination to trust Edgewood, and even if I did, I have no confidence that it would last. This unfortunate history colors every interaction I have with them, and impacts how I interpret their statements and actions. While trust could be rebuilt over time, conditions of approval can be trusted to apply now and in the future.

This is the epitome of a situation where the proverb "trust, but verify" is helpful.

The neighborhood needs to be able to count on the city to protect the use, value, and enjoyment of their homes. This is not a topic in which "trust us" is adequate assurance from Edgewood.

It is understood by all parties that outdoor amplified sound from this sound system has the potential to be far more disruptive to the neighborhood than the small portable sound system they use currently. The

proposed development includes five loudspeakers mounted to rear of the grandstands, 42 feet above field level, and pointed west, towards homes on Woodrow Street (this is contrary to recommendations I made last winter, after the first public presentation of this proposal, and is something neighbors only learned about in recent weeks - I previously had suggested that the loudspeakers be configured differently to minimize the impact on the neighborhoods, but Edgewood chose a different approach).

The neighborhood association, including some of the nearest neighbors - those who will be most affected by this (this does not include me - I am almost twice as far away as the nearest neighbors) - engaged in a long negotiation with Edgewood to establish an agreement that gives community support for this potential increase in noise levels as long as Edgewood committed to only use the public address system for actual games in which Edgewood-affiliated teams were participating and to no longer use amplified sound for practices, scrimmages, other non-competitive events, and outside users. This is effectively a tradeoff that involves increased disruption during a limited number of event in exchange for a reduction in the total number of instances of disruption.

This agreement, along with numerous other agreements on hours and manner of use and other topics, were enshrined into a "Joint Statement by EHS, DMNA, and VNA" that constitutes a memorandum of understanding about the facility usage. With this agreement, the two neighborhood associations are supporting the development. While we trust that the current Edgewood administration will follow the agreement, there are questions as to whether it is legally enforceable, and also questions as to whether future Edgewood administrations will be as open and willing to work cooperatively as the current one, so it is critically important to the neighborhood that the limitations on the manner of use are written as "Conditions of Approval" for the Conditional Use Permit. These "conditions" are important in that they are the only way to be certain that a limitation is enforceable by the city under the city's "continuing jurisdiction" over developments under a Conditional Use Permit, and the only way to be sure that the "Use, Value, and Enjoyment" criteria will be met. This is especially important because city staff has expressed uncertainty as to whether enforcements under "continuing jurisdiction" are even legally possible for violations of anything other than conditions of approval.

Without those conditions, I cannot support this development.

While all of these conditions are important to me, I want to specifically call attention to the condition limiting the sound level from the loudspeaker/PA system as "not to exceed 80 decibels (dBA) when measured at the front/western edge of the seating area of the stadium", as that was absolutely essential to my support. During previous attempts at stadium development, both Edgewood and the neighborhood hired sound consultants to study the likely levels of sound and their impact on the surrounding neighborhoods. Both reports found that the sound levels just from crowd noise alone could be disruptive to neighboring properties, and I have no doubt this will be true now. The 80 dB limit for the PA system will contain that harm compared to previous proposals, and I am hopeful (but not confident) that resulting noise levels in surrounding homes will be "annoying" but not "obnoxious". The sound map shared by Edgewood a week ago with this limit and then its inclusion in the city staff report recommendations on Friday were the turning point at which I was willing to support this development. I would not be able to support this proposal

with a higher limit at this time. Perhaps I may change my mind some time from now - if experience with this limit in place and being reached proves that the noise is less impactful or disruptive than I expect, then conversations could be had about increasing it, but I do not believe that the city will never be able to make Edgewood "turn down the volume" if a higher level were to be permitted initially.

Regarding the topic of "minor alterations", MGO 28.183(8) defines the process and scope of "minor alterations" for Conditional Use Permits. The concept of minor alterations applies to every Conditional Use Permit and thus potentially includes every detail, condition, and other aspect of this permit. Defining what is and is not a minor alteration is a subjective decision by the Zoning Administrator (Director of the Planning Division) and the current alderperson of the district and affords an enormous amount of power to those two individuals. There is no process for neighbors, or anyone, to appeal such a decision.

We all recognize that the Minor Alteration process exists and has the potential to substantially change the impact of this development at any time in the future.

The referenced conditions are those that put formal limits on the most contentious aspects of this development, limiting the impact that this development could have on the neighborhood, and including them as conditions was absolutely essential to building a consensus towards cautious neighborhood support of this development. Neighborhood concerns are not just about the impact over the next 1-2 years, but about the impact over the next 1-2 Edgewood administrations, and 1-2 district alders. Over that time frame, no commitments can be counted on unless they are written and enforceable. No attitudes can be counted on not to change. The construction will be forever. The use will potentially be permitted forever. The conditions that were agreed upon to get the neighbors to support the approval of those expansions must have equal legal weight to the approval, and not be explicitly deemed as "minor". To specifically call those conditions - the part of the Conditional Use Permit that is *most* important to the neighborhood - as being "minor" diminishes the commitment that goes into those conditions and calls into question whether the neighborhood can count on them remaining in place. Neighbors are already thinking about this from the perspective of the impact it'll have on our home over years or decades. To be acceptable, the approval needs to similarly constrain the usage over a similarly-long time frame.

Looking through staff reports and approval/disposition letters for recent CUP applications, mention of specific conditions as being candidate for Minor Alterations has been limited to truly minor topics like whether garage doors are open or closed (#87143), the painting of murals (#91908), and hours of operation of a pickleball court in the interior of a lot with a 97-unit multifamily dwelling (#92396).

I have no objection to the standard language of "Any alteration in plans for a proposed alternative use shall require Plan Commission approval, except for minor alterations. The Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Community and Economic Development and are compatible with the concept approved by the City Plan Commission and the conditional use approval standards" that appears in most CUP Approval/Disposition letter. That is to be expected. I have major problems with four conditions, the

conditions that are critically important to the neighborhood and were essential to obtaining neighborhood support for this development, being called out as candidates for minor alterations. I would urge that paragraph to be stricken from the recommendations.

With the conditions recommended in the staff report, excluding the "Conditions 2-5 may be amended by approval of a minor alteration" paragraph, I support this development.

Without both of those, I oppose it.

I am registered to speak and will be available at the hearing tonight to answer any questions.

Ethan Brodsky

From: [Evers, Tag](#)
To: [Plan Commission Comments](#)
Subject: Fw: Edgewood HS Stadium proposal
Date: Monday, July 13, 2026 1:07:25 PM

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From: Ellen Taylor-Powell <etp2023@gmail.com>
Sent: Monday, July 13, 2026 9:54 AM
To: Evers, Tag <district13@cityofmadison.com>
Subject: Edgewood HS Stadium proposal

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Dear Alder Evers,

I attended the initial meeting with Edgewood but have not followed the negotiations closely. I know that our neighborhood representatives have worked hard to create the best position possible for all. I want to help ensure that the work our representatives have done is carried out. Please:

- Support the joint statement our neighborhood representatives signed
- Support the conditions proposed by City Staff
- Do not allow amendments of the conditions by minor alterations

Please ensure that all conditions of the joint statement and the City of Madison staff conditions are met with clarity and intention.

Thank you for all the time and work you've put into this effort.

Ellen Taylor-Powell
881 Terry Place
Dudgeon-Monroe Neighborhood; 2 blocks from the Edgewood Stadium

From: [Nicole Broekema](#)
To: [Evers, Tag](#); [Plan Commission Comments](#)
Subject: Comments on #93508: Conditional Use Permit at 2219 Monroe Street
Date: Monday, July 13, 2026 1:02:35 PM

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Dear Plan Commission,

I am writing regarding the Conditional Use Permit application for the Edgewood High School stadium at 2219 Monroe Street. I live directly across from the stadium on the 2200 block of Monroe Street.

After months of collaboration between Edgewood and the neighborhood associations, a compromise was reached. I urge the Plan Commission to include city staff's proposed conditions 1–6 as part of any approval, as they reflect that agreement.

I also ask that the language allowing conditions 2–5 to be modified as a "minor alteration" be removed. That provision would allow future changes without the collaborative process that led to the current compromise.

If conditions 1–6 are included and the "minor alteration" language is removed, I support the application. Otherwise, I oppose it.

Thank you for your consideration.

Nicole Broekema
Home owner at 2314 Monroe Street

From: [Ann Clark](#)
To: [Plan Commission Comments](#)
Subject: Citizen comment on the Edgewood stadium before the Plan Commission meeting today (Monday, July 13 at 5:30.
Date: Monday, July 13, 2026 11:59:59 AM

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I was involved in the previous effort by Edgewood High School to add a stadium, and took from it a wariness about its adherence to agreements. I realize the leadership has turned over in the meantime, so I am hoping the current crop has a more developed sense of ethics. However, it makes me particularly sensitive to enforcement.

I need you to know that the neighbors have a pressing need to prevent the worst case scenario here.

The houses on Woodrow Street were in place for many years before we heard anything about a stadium. For a number of years the site was considered as a prime candidate for a new building, the science center, which in the end they put elsewhere. The stadium is located more or less where your across-the-street neighbor's house would be located in the typical residential single family neighborhood. A fullblown stadium would be as though your neighbor suddenly exploded with a noisy p.a.touting refreshments, a light you can't keep out even with blinds, and many people and cars on a busy, irregular schedule that you had no input into. Therefore I think the neighbors' peaceful enjoyment of their property should be a major goal of any agreement.

I think the agreement before you may be as reasonable as Edgewood is willing to consider. I particularly like the Staff Report conditions and want to strongly endorse the addition of our alder, Tag Evers, of an assessment of problems after a year. I am concerned that any violations of the agreement or new areas of concern would result in discussion including neighborhood reps, and trigger Plan Commission enforcement and cancellation of the conditional use if significant problems cannot be resolved.

I also want to be emphatic about not allowing amendments of the conditions as a minor alteration. An alder and director should NOT be removing any of the negotiated conditions without neighborhood involvement and approval.

Submitted by Ann Clark, 2525 Gregory St., Madison, 53711, former DMNA President.

From: [J Powell](#)
To: [Plan Commission Comments](#)
Subject: Edgewood HS proposal
Date: Monday, July 13, 2026 11:43:30 AM

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Dear Members:

I and my family live 2 blocks from Edgewood High School. Please support our neighborhood and its representatives in the upcoming meeting. We support their position and their tireless effort to find a solution. At the meeting, please support

- The conditions proposed by City Staff
- Do not allow amendments of the conditions by minor alterations.

Thank you

Mark Powell
881 Terry Pl

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From: [Paul O'Flanagan](#)
To: [Evers, Tag](#); [Plan Commission Comments](#)
Subject: Comments on #93508: Conditional Use Permit at 2219 Monroe Street
Date: Monday, July 13, 2026 11:43:03 AM

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Hello:

I live at 862 Woodrow Street. I am writing to conditionally support the Conditional Use Permit regarding the development of the Edgewood High School athletic field as set out in the Memorandum of Understanding entered into among Edgewood High School and the Monroe Dudgeon and Vilas neighborhood associations.

I am hopeful that this will be a cooperative and neighborly resolution of the issue. I am relying on the enforcement of the Conditions of Approval by the City of Madison. My understanding is that these conditions were requested by the neighborhood association and recommended by planning staff. However, I strongly disagree with the city staff's inclusion of a de facto condition to the effect that certain specific conditions (2-5) were open to amendment as a "minor alteration", which requires only the support of the alder and the Director of City Planning.

My support for the CUP is conditional upon the enforcement of the conditions. Therefore, allowing for a streamlined process to alter the conditions listed (which crucially for the neighborhoods include limitations on sound and lighting of the seating area) feels like a way to sidestep neighborhood input in the future. In theory Edgewood would be able to voice its needs by filing to alter the conditions listed but the neighborhoods would not have a chance to voice their needs directly.

Best Wishes,
Paul O'Flanagan
862 Woodrow Street
Madison, WI 53711
Tel. (608)-630-5068

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From: [Bill Rattunde](#)
To: [Plan Commission Comments](#)
Subject: 2219 Monroe Street CI District - File Number: 93508 Version 1
Date: Sunday, July 12, 2026 9:27:24 PM

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My home is directly adjacent to the Edgewood playing field "stadium". We currently experience disruption of our use and enjoyment of our property from activities at this field through noise impacts. The current portable sound system and volume can make it impossible to not hear even with windows closed.

I ask the Plan Commission and our District 13 Alder Evers to support the conditions proposed by City Staff.

I ask also that the Plan Commission to NOT allow amendments of the condition by minor alteration.

My wife and I have been engaged with Edgewood since the 1990's and the past conditional use applications they have had approved with the City. Some of those conditions have not been maintained or respected. We feel once again as if we are the frog in the simmering pot.

The Plan Commission applying and enforcing conditions is the only way to ensure protections against light and excessive noise that degrades our lives and property.

Thank you for your consideration of the public benefits and costs of this application, and the proposed conditions to this use.

Respectfully,

William C. Rattunde

838 Woodrow Street, Madison 53711

--

Bill Rattunde
608-347-4708 (c.)

From: [Evers, Tag](#)
To: [Plan Commission Comments](#); [Field, Derek](#); [Figueroa Cole, Yannette](#); [Guequierre, John](#)
Cc: [DMNA President](#); ["VNA President"](#); [Rea, Kevin](#); [Parks, Timothy](#); [Tucker, Matthew](#); [Tuttle, Meagan](#); [Munger, Sam R.](#); [Firchow, Kevin](#)
Subject: Legistar 93508 - Edgewood High School Athletic Facility - 2219 Monroe Street
Date: Saturday, July 11, 2026 5:14:54 PM
Attachments: [Outlook-cid_image0.png](#)

Dear Plan Commissioners,

It has been several years since I've written to you about an Edgewood High School (EHS) request for conditional use approval to make changes to their athletic facility. Most of you will recall the controversy over lights that transpired from 2019 until the conclusion of the federal lawsuit in March of 2024. While there's no need to go into great detail, two points are worth rehearsing.

First, Plan Commission was vindicated in its decision to deny approval for lights -- Standard 3 could not be met if lights enabling night games were granted. Second, the high school's legal right to hold day games on its field was clearly established.

A lot has changed since then. EHS President Kevin Rea first raised the issue of improving their athletic facilities last August. The request seemed reasonable to me. Who could argue porta-potties were desirable or that parents should have to stand or bring their own folding chairs to watch their kids play? Despite the many negatives associated with the past conflict, it was apparent this was an opportunity to rebuild trust and chart a new path of cooperation and partnership between the neighbors and Edgewood. I'm very pleased and proud of how Edgewood and the neighbors seized that opportunity and rose to the occasion.

However, it was not an easy process.

First, the neighbors were understandably suspicious, that this was yet another attempt to get lights, but more of a long game -- first improve the stadium, then come back for lights. Edgewood, however, made it clear lights were not on the table, having yielded on that issue.

Second, the neighbors were concerned that these improvements would lead to increased frequency of use and that these uses would inherently be more intense. In response, Edgewood committed to not increasing frequency of use. Neighbors accepted day games in some instances would be more disruptive but secured a commitment from Edgewood that amplified sound would not be used during practices or by outside users.

A guiding principle for me during the negotiations was a commitment to fairness. While I supported the neighbors as their alder in their fight against lights, I made it clear that I'm Edgewood's alder as well and that I would support reasonable projects on their behalf.

I remain committed to the principle that what happened in the past need not determine our future, but that the core values of community and partnership shared by Edgewood and the neighbors could lead to a positive outcome.

Still, it must be made clear, there was an enormous amount of mistrust that had to be overcome for [DMNA and VNA to sign on to a MOU with Edgewood High School](#). It took a lot to get us here and, while monumental in many respects, this coming together of the two sides is new and needs the support of this body to ensure its success.

The conditions of approval articulated in the staff report provide the necessary ballast to keep this shared understanding secure and intact.

The first condition makes it clear that this application is not about lights. Moreover, there is nothing in this approval, should you grant it, that suggests a future proposal to light the field would likely succeed or that the disposition of this body and that of the city on this issue has changed in any way.

The second and third conditions speak to compromises that the two parties agreed to in the process of

signing the MOU. The neighbors, as mentioned above, were willing to accept a higher level of crowd noise due to the increased capacity in exchange for EHS's agreement not to allow amplified sound to be used during practices or by outside users. The fourth condition stipulates a time restriction limiting the use of the seating to daytime hours and the fifth condition addresses landscaping that EHS has stated will be employed as a further barrier to sound trespass.

The sixth condition requires a sound management plan that sets the volume of the new PA system not to exceed 80 decibels when measured at the front of the bleachers. Testing the new sound system prior to its use by Building Inspection is an important means of assuring the system works as intended and does not overburden nearby neighbors. During the past debate about night games I stated the obvious fact: that which we tolerate during the day may not be reasonably tolerated at night. However, that does not mean anything goes as long as it takes place during the day. We can all imagine a scenario where day games, if not managed well, could become intolerable, which is precisely what this condition is intended to avoid.

I'm supportive of all the conditions listed in the staff report. Nonetheless, I urge you not to stipulate Conditions 2-4 as amendable by approval of a minor alteration by the alder and the Director of the Planning Division as was suggested in the staff report. These conditions, as stated above, address concerns that were key points in the negotiations between EHS and the neighbors and must not be relegated to a lesser status whereby they might be altered without due participation from nearby residents.

Though this is not a condition, please approve and thereby stipulate my request that the Building Inspection Division provide this body with a report "summarizing any issues that may have arisen with Edgewood's proposed additions to the Goodman Athletic Complex approximately one year following the opening of the proposed stadium facility."

This body and the city have a vested interest in ensuring the success of this endeavor. We have come a long way from the long nights of feverish debate, acrimony and lawsuits that characterized this issue in years past. A review one year after the improved facility is in use is vitally important in that it would provide accountability and thereby allow for the burgeoning trust between the two parties to be verified and substantiated.

In conclusion, please approve Edgewood High School's application with the conditions included in the staff report, modified to disallow minor alterations for Conditions 2-4, and, lastly, to require a review in the form of report to this body after one year of experience with the improved facility.

Overcoming distrust is difficult and challenging, but it is not impossible.

Thank you,

Tag Evers



Tag Evers

District 13 Alder

Tel 608 424 2580

Email District13@cityofmadison.com

Sign up for District 13 email updates/blog:

<http://www.cityofmadison.com/council/district13/blog/>

From: [gretchen twietmeyer](#)
To: [Evers, Tag](#); [Plan Commission Comments](#)
Subject: Comments on #93508 Conditional Use permit at 2219 Monroe St.
Date: Sunday, July 12, 2026 9:44:37 AM

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I support the proposal as long as conditions 1-7 are included and the sentence about conditions 2-5 being candidates for minor alteration omitted. I moved from 2260 West Lawn Ave in 2020, partly because I could not tolerate the Edgewood noise. I ate 3 meals a day weather permitting on my back deck facing away from edgewood. Even one bellow or scream could be heard from there even though I have hearing loss.

Even now I have a noise issue at Goodman Pool as they started playing music while I swim which I could not resolve by verbal complaint and only recently has anyone from the City begun to engaged with me. Maybe I will soon get relief, but it sure has been dragged out, and that IS the city.

Gretchen Twietmeyer
633 W. Lakeside St.

From: [Laura O'Flanagan](#)
To: [Plan Commission Comments](#)
Subject: Comments on #93508: Conditional Use Permit at 2219 Monroe Street
Date: Sunday, July 12, 2026 11:57:23 AM

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I support the proposal as long conditions 1-7 are included and the sentence about conditions 2-5 being candidates for minor alteration is omitted and oppose it without those two things.

I live nearby (862 Woodrow St.) and I have been affected by noise from the stadium. Occasionally, while outside bbq'ing or hanging out in the back yard, I have suddenly heard, and not been able to hear anything else, noise from the stadium.

Laura O'Flanagan
608-630-5069 - it is generally best to reach me by text, if possible.

From: [Tanya Cunningham](#)
To: [Evers, Tag](#); [Plan Commission Comments](#); [Guequierre, John](#)
Subject: Comments on #93508: Conditional Use Permit at 2219 Monroe Street
Date: Saturday, July 11, 2026 11:05:11 PM

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Please include my comments in the public record for this Legistar item.

Madison Plan Commission
Comments on #93508: Conditional Use Permit at 2219
Monroe Street

Madison Plan Commission
Comments on #93508: Conditional Use Permit at 2219
Monroe Street

11 July 2026

Members of the Plan Commission,

Although I am a resident of District 19 (Alder Guequierre), I am co-owner of the home I grew up in which is located across Lake Wingra, in the neighborhood that is surrounded by the UW Arboretum. My comments on this proposal are framed by long historical, personal experience, as well as from a more generalized concern as a resident of Madison who cares deeply about the continual increase of both light pollution and the more invisible sound pollution. Once incursions are permitted, they can rarely be rescinded, and so the general historical arc seems to be always toward more and more light and noise trespass. (I have noted with interest that many municipalities are now banning gas powered leaf blowers, because of both the air and noise pollution they produce, which is, I think, a leading indicator that noise is an issue that is being taken increasingly seriously. And similarly with the growing backlash against data centers. The problem is that once people experience these intrusions, it's usually too late to do anything about them. It is **always** easier to be conservative in permitting than to reduce noise and light pollution once they have begun to occur.)

With regard to the proposed conditional use permit for alterations of the Edgewood outdoor sports facility, I have strong reservations. I honestly feel that even this level of noise trespass is unacceptable in a dense residential neighborhood and adjacent to a significant natural area. From my property in the Arboretum we hear the peacocks and lions at the zoo, and activity at the UW stadium. I have no doubt that the increase in noise will affect my neighborhood, not to mention the exponential negative effect on those directly next to the school. I sense that this is being presented as "the best that

we (opposition) can expect", which is a result of understandable battle fatigue on the part of those who are fighting to maintain the high quality of neighborhood living that Madison is known for and that longtime and prospective residents have a reasonable expectation of perpetuating. The conditions that made the earlier stadium proposal inappropriate persist, and just because the permit seeker has infinite institutional patience to rekindle this fight as well as the resources to do so does not make their position any more "right".

This location is, at base, simply **not** appropriate for a football stadium and all of the resultant impacts on the surrounding areas that come with that. I feel that there should not be **any** increase in noise or light trespass from this facility. Didn't we already fight the "stadium" battle? If EHS must have a stadium, they should be looking at offsite properties where they can build the facility they want and where they are able to establish the use patterns that suit them. If some version of this project is permitted, please consider establishing a trial period after which changes **will** be made if it is found to be the case that there is significant noise trespass.

In the event that the commission does grant approval, I request and hope that at the very least, that the conditions 1-7 are included in the permit, and also the language referring to conditions 2-5 as "minor" is removed, which I feel leaves a huge opening for very undesirable changes to be pushed in the future.

Thank you for your work on this issue, and I hope that you will support the neighbors and the larger community by including these requested changes to the CUP.

Tanya Cunningham
5646 Lake Mendota Dr
Madison, WI 53705

2760 Marshall Pkwy
Madison, WI 53713

From: [Gary Ray](#)
To: [Planning](#); [Plan Commission Comments](#)
Subject: Comments on Report #53908: Conditional Use Permit at 2219 Monroe St
Date: Sunday, July 12, 2026 9:45:33 PM

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Dear City of Madison Planning Commission:

Regarding Report #53908

We are proximal neighbors of the Edgewood Campus Complex at 706 Leonard St. We write in support of the City's proposed changes to the athletic facilities, but we oppose the stance that Conditions 2-5 are amenable to alteration by the City of Madison or the Alder without public input.

Gary Ray, Tracy Lewis
706 Leonard St.
Madison, WI 53711
(608)239-8186

From: [Maria Rattunde](#)
To: [Plan Commission Comments](#); [Evers, Tag](#)
Subject: Conditional Use Application for 2219 Monroe Street CI District. File Number: 93508 Version 1
Date: Sunday, July 12, 2026 10:05:47 PM

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My home is directly adjacent to the Edgewood playing field “stadium”. We currently experience disruption of our use and enjoyment of our property from activities at this field through noise impacts. The current portable sound system and volume can make it impossible to not hear conversations inside our home even with windows closed.

I ask the Plan Commission and our District 13 Alder Evers to support the conditions proposed by City Staff.

I ask also that the Plan Commission to NOT allow amendments of the condition by minor alteration.

My husband and I have been engaged with Edgewood since the 1990's and their past conditional use applications they have had approved with the City. Some of those conditions have not been maintained or respected. We feel once again as if we are the frog in the simmering pot.

The Plan Commission applying and the Building Inspection Division enforcing conditions is the only way to ensure protections against light and excessive noise that degrades our lives and property.

Thank you for your consideration of the public benefits and costs of this application and the proposed conditions to this use.

Respectfully,

Maria A. L. Rattunde

838 Woodrow Street, Madison 53711

From: [Patricia Friday](#)
To: [Plan Commission Comments](#)
Subject: Edgewood Conditional Use
Date: Monday, July 13, 2026 9:32:05 AM

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To The Plan Commission, Madison

I live at 1050 Woodrow Street. I **support** the conditions proposed by City Staff for the conditional use permit for the changes to Edgewood High School's Football Field.

I vote to **not allow amendments of the conditions by minor alteration.** The proposed conditions were negotiated by the neighborhood and should not be removed in the future by an alder and director.

Thank you,
Patricia Friday
1050 Woodrow Street
Madison, WI
53711

From: [Richard Friday](#)
To: [Plan Commission Comments](#)
Cc: [Evers, Tag](#)
Subject: Edgewood Football field
Date: Monday, July 13, 2026 10:43:27 AM

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To The Plan Commission, Madison

I live at 1050 Woodrow Street. I **support** the conditions proposed by City Staff for the conditional use permit for the changes to Edgewood High School's Football Field.

I vote to **not allow amendments of the conditions by minor alteration**. The proposed conditions were negotiated by the neighborhood and should not be removed in the future by an alder or director

In the past Edgewood has rented the field for use of non-Edgewood schools (eg. UW men's lacrosse team vs. St. Thomas, Minneapolis and many others. There were even suggestions for concerts). I think it is important in the context of current reconciliation agreements that future events should include Edgewood teams.

Thank you,
Richard Friday
105 Woodrow St.
Madison, WI. 53711

From: [Gail Martinelli](#)
To: [Plan Commission Comments](#); [Evers, Tag](#)
Cc: [Scott Spoolman](#)
Subject: Edgewood High School Conditional Use Proposal
Date: Saturday, July 11, 2026 6:02:20 PM

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Dear City of Madison Plan Commission and Alder Evers,
With great concern and disappointment I am writing to you about the Edgewood High School Conditional Use Proposal concerning their athletic field. First, I must strongly state that the City of Madison needs to know that THE USE OF EDGEWOOD'S STADIUM IS A NEIGHBORHOOD ISSUE THAT IS VERY MUCH ALIVE AND THAT MANY OF MY NEIGHBORS ARE AND WILL CONTINUE TO BE SERIOUSLY CONCERNED ABOUT PROTECTION AGAINST LIGHT AND EXCESSIVE NOISE AND OTHER STADIUM ISSUES AND WILL CONTINUE TO EXPRESS THAT CONCERN AT ANY OPPORTUNITY.

I understand that our Edgewood-Neighborhood Liaison Committee has worked tirelessly to resolve many stadium issues over the past year. Although I find nothing in Edgewood's proposal I would support I will bow to my faith in my neighbors on the Liaison Committee and request that you support the following:

1) the conditions proposed by City Staff

and 2) that you **will not allow amendments of the conditions by minor alteration.** The proposed conditions were negotiated by the neighborhood and should not be removed in the future by an alder and director.

Thank you for your consideration,
The Gail Martinelli and Scott Spoolman family
2317 West Lawn Ave

From: [Ellen Taylor-Powell](#)
To: [Plan Commission Comments](#)
Subject: Edgewood High School's Conditional Use Proposal
Date: Monday, July 13, 2026 9:47:15 AM

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Dear Members:

With dismay, I see that Edgewood HS is again seeking to develop its stadium. I know that our neighborhood representatives have worked hard to create the best position possible for all.

Please:

- Support the joint statement our neighborhood representatives signed
- Support the conditions proposed by City Staff
- Do not allow amendments of the conditions by minor alterations

Please ensure that all conditions of the joint statement and the City of Madison staff conditions are met with clarity and intention.

Thank you for your time and consideration.

Ellen Taylor-Powell
881 Terry Place
Dudgeon-Monroe Neighborhood; 2 blocks from the Edgewood stadium

From: [Kathy Engebretsen](#)
To: [Plan Commission Comments](#)
Subject: Edgewood HS proposal
Date: Sunday, July 12, 2026 2:36:52 PM

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I am writing in reference to the Edgewood Hish School's Conditional Use Proposal to build stadium seating for 1200. I live in the Dudgeon Monroe neighborhood (610 BALTZELL ST) and I fully support the position that our Liaison Committee presented along with the list of conditions in the City Staff report. Since these conditions were negotiated by our neighborhood, they should not be removed in the future by an alder or director.
KATHY ENGBRETSSEN

Sandra E. Stark
2720 Gregory Street
Madison WI 53711

TO: Plan Commission
RE: File # 93508 Conditional Use: Edgewood HS Stadium

As a resident and a member of the Dudgeon-Monroe Neighborhood Association,
I'm writing to ask that you

--**SUPPORT** the conditions proposed by your diligent City Staff
--**not allow amendments of the conditions by minor alteration.** The proposed
conditions were negotiated by the neighborhood and should not be removed in the
future by another Alder and Director.

Those of us working together on this issue also believe that the Plan Commission
applying conditions is the only way to ensure adequate protections against excessive
light and noise.

Thank you,
Sandra E Stark
608-358-9804

From: [Scott Spoolman](#)
To: [Plan Commission Comments](#); [Evers, Tag](#)
Subject: Fwd: EDGEWOOD STADIUM---PLEASE SHOW PLAN COMMISSION YOU CARE ABOUT THIS ISSUE
Date: Sunday, July 12, 2026 1:07:34 PM

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Dear Madison City Plan Commission and Alder Evers,

Regarding Edgewood Campus proposed changes to athletic facilities, please support the conditions proposed by the city staff.

In addition, please do not allow amendments to those conditions by minor alteration. The proposed conditions were negotiated by the neighborhood and should not be removed in the future by an alder and director.

As most of Edgewood's neighbors have clearly indicated in the past, it is vitally important that Edgewood **not** increase the levels of noise or lighting at its athletic facilities, which already generate more noise than many neighbors consider acceptable. This is important, not only for the quality of life in our neighborhood, but also for good relations between the Edgewood campus and its neighbors.

Thank you for your support,

Scott Spoolman
West Lawn Ave. resident

----- Forwarded message -----n the Edgewood-Neighborhood Liaison Committee (Marc Gartler, Marie & Dennis Trest, Catherine Jagoe and Tom Huber) have worked tirelessly over the past year negotiating on behalf of our interests to come up with a position regarding this. Now all of us are needed to show the city we support their position. The city is saying they're not sure other residents care about this issue anymore!

Here is the joint statement our reps signed:

[https://madison.legistar.com/View.ashx?
M=F&ID=15676857&GUID=AF171C34-BA57-418D-A9C9-A61352CFB5C4](https://madison.legistar.com/View.ashx?M=F&ID=15676857&GUID=AF171C34-BA57-418D-A9C9-A61352CFB5C4)

City of Madison staff have reviewed Edgewood's proposal and the joint statement, and suggested a set of conditions in the Staff Report that our reps are happy to see:

1. The approval of this conditional use does not include lighting of the athletic track and playing field.

2. That use of the proposed stadium public address/sound system for practices and noncompetitive events such as scrimmages is not allowed. Use of the public address/sound system for games, competitions, and other functions (such as ceremonies) shall be limited to one hour before the scheduled start of the event until 30 minutes following conclusion of the event. Use of the public address/sound system after sunset is prohibited.

3. Consistent with a provision in the joint statement of Edgewood High School and the Dudgeon-Monroe and Vilas neighborhood associations, use of the public address/sound system shall be limited to Edgewood High School and Edgewood Campus/Grade School and affiliated events, including Special Olympics.

4. The applicant indicates that no ambient or safety lighting is proposed within the seating area. Use of the seating area after sunset is not allowed.

5. The landscaping plan shall be revised to identify the existing species and size of trees and shrubs located adjacent to the athletic field complex. This landscaping shall be maintained, dead trees replaced, and any new landscaping shall require approval of an alteration to the approved landscape plan on file with this conditional use.

6. Approval of the conditional use shall be subject to submittal and approval of a sound management plan that sets volume of the public address/sound system not to exceed 80 decibels (dBA) when measured at the front/western edge of the seating area of the stadium. Prior to use of the public address/sound system, the applicant shall work with the Building Inspection Division to have the system tested by Building Inspection staff to ensure that it is calibrated to within the 80-decibel operating limits. Any deviation shall not exceed 3 dBA above the 80 dBA maximum.

In addition to the conditions recommended by staff in the

'Recommendations' section of this report, Ald. Tag Evers has requested that the Building Inspection Division provide the Plan Commission with a report summarizing any issues that may arise approximately one year following the opening of the proposed stadium facility. Matt Tucker, Director of the Building Inspection Division is amenable to this request.

Please note, the report also says:

****Conditions 2-5 may be amended by approval of a minor alteration to the conditional use by the Director of the Planning Division following a recommendation by the district alder. If the minor alteration is not approved, the applicant shall file the request for alteration of the approved conditional use with the Plan Commission for consideration pursuant to the process and standards in Section 28.183 of the Zoning Code.****

I know you have better things to do this weekend, but **please** write the Plan Commission and Alder Evers **before noon this Monday, July 13th**. It can be short. Simply ask:

- 1) they **support** the conditions proposed by City Staff
- 2) they **will not allow amendments of the conditions by minor alteration**. The proposed conditions were negotiated by the neighborhood and should not be removed in the future by an alder and director.

The Plan Commission applying conditions is the only way to ensure protections against light and excessive noise.

Plan Commission:
pccomments@cityofmadison.com

Alder Evers:
District13@cityofmadison.com

The Plan Commission meeting will be on Zoom and begin at 5:30 PM, Monday July 13.

You can find the meeting agenda posted here:

[https://madison.legistar.com/View.ashx?
M=A&ID=1347460&GUID=FAF7CC30-1D1B-4CFC-B14B-79A9EEBE0D79](https://madison.legistar.com/View.ashx?M=A&ID=1347460&GUID=FAF7CC30-1D1B-4CFC-B14B-79A9EEBE0D79)

If you would like to speak at the virtual meeting, you must register by early afternoon Monday.

Go to <https://www.cityofmadison.com/city-hall/committees/plan-commission/2026-07-13>. When you register to speak, you will be prompted to provide contact information so that you can be sent an email with the information you will need to join the virtual meeting. Each speaker is allotted up to 3 minutes to address the Plan Commission. You may also register in support or opposition of the agenda item.

The full staff report may be found here:

[https://madison.legistar.com/View.ashx?
M=F&ID=15684826&GUID=26124441-F6E5-47CB-A63B-AF49AEC4C349](https://madison.legistar.com/View.ashx?M=F&ID=15684826&GUID=26124441-F6E5-47CB-A63B-AF49AEC4C349)

Thank you SO much for squeezing out 15 minutes of your time this weekend to support our reps and help us all make the best of this situation!

Shawn Schey

* * * * *

Woodrow Street

Author*Editor

--Copy Editor--

From: [Shawn Schey](#)
To: [Plan Commission Comments](#); [Evers, Tag](#)
Subject: Legistar #93508 Edgewood Stadium Application
Date: Saturday, July 11, 2026 8:55:01 AM

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Dear Plan Commission Staff and Alder Evers:

I am writing to encourage you to **support the conditions proposed by City Staff** for this application.

I am also urging you **not to allow amendments of the conditions by minor alteration.** The DMNA and VNA negotiated with the high school for months in good faith to agree on aspects of their joint statement supporting this project, and do not want to see conditions changed in the future without their input.

Thx for your help in this regard!

Shawn Schey
878 Woodrow Street
Madison, WI 53711
* * * * *

From: [Freddi Adelson](#)
To: [Plan Commission Comments](#); [Figueroa Cole, Yannette](#); [Evers, Tag](#)
Subject: Legistar File 93508
Date: Sunday, July 12, 2026 10:47:05 AM

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Dear Plan Commission members and Alders Cole and Evers,

This note is in reference to Legistar File 93508, 2219 Monroe Street (District 13): Consideration of a conditional use in a Campus-Institutional (CI) District without a campus master plan to modify existing athletic fields to construct a stadium with 1200-person capacity, concession stand and restroom building, and two storage buildings at the Goodman Athletic Complex on the Edgewood Campus.

I am encouraged that Edgewood High School and the DMNA and VNA neighborhood associations have worked together to come up with recommendations for their athletic field that will work for all the involved groups. I have 2 comments.

I support the proposal as long as conditions 1-6 (listed on page 8 of the Staff Comments.pdf document) are included AND the sentence about conditions 2-5 being candidates for “minor alteration” is omitted. I oppose the proposal without conditions 1-6 being specifically stated in an approval. I oppose the proposal if the statement “conditions 2-5 are candidates for minor approval” is included.

Sincerely,
Freddi Adelson
1119 Waban Hill
Madison, WI 53711

July 12, 2026

Position: Approve with Modifications

Members of the Plan Commission:

I am writing as a District 13 resident in support of the EHS application **ONLY IF** it is modified to reflect the following:

1. Conditions 1-7 as outlined in the city staff report are included.
2. Minor alterations for conditions 2 - 5 are disallowed. Or, at minimum, remove the stipulation that these specific conditions are amendable by approval of the Alder and the Planning Division Director.
3. Specify that the amplified sound approval expires in one year, with renewal subject to the applicant's adherence to the limits set forth in the approved application.

I DO NOT support the application without these modifications.

I am deeply indebted to and appreciative of the leadership of both Vilas and Dudgeon-Monroe neighborhood associations, and the resident members of their neighborhood liaison committee – all volunteers who have worked tirelessly to advocate for neighborhood interests. It is admirable that the current EHS administration has engaged with the VNA and the DMNA, and has been open to neighborhood concerns. Further, it is remarkable that together they have agreed on an approach and conditions that are mutually acceptable.

With regard to modification #2 – as noted, both the applicant and the neighborhood associations painstakingly negotiated and ultimately agreed to these conditions, investing significant time and effort in the process. As such, minor alterations to these conditions should be disallowed outright. Keep in mind that our neighborhoods remain vulnerable to a future EHS administration that may not be inclined to consider their interests.

At minimum, remove the staff stipulation that these specific conditions are subject to the minor alteration process – such a stipulation reveals that city staff preconceives these conditions as “minor,” when that is a decision that should be made via the established minor alteration process. And, honestly, it belies the time and effort invested by all parties to develop these mutually agreed-upon conditions.

With regard to modification #3 – unlike other recent applicants for amplified sound that have come before the City (see: ZuZu Cafe), this applicant has a known recent history of not abiding by established limitations. Imposing this requirement provides the opportunity for the applicant to repair this history, proving that it can “walk the talk” – e.g., follow up good intention with right action.

In conclusion, please approve Edgewood High School's application with the conditions included in the city staff report **and** the following modifications:

1. Include conditions 1 – 7 as specified in the staff report.
2. Disallow minor alterations for conditions 2 – 5.
3. Specify that the amplified sound approval expires in one year, with renewal subject to the applicant's adherence to the limits set forth in the approved application.

Thank you for your consideration, and for your service to our city.

Dianne Jenkins * 1802 Monroe St * Madison, WI 53711

From: [Bill Barker](#)
To: [Plan Commission Comments](#); [Evers, Tag](#)
Subject: Opposition to Edgewood Sports Facility expansion
Date: Sunday, July 12, 2026 1:53:49 PM

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Dear members of the Plan Commission and Alder Evers,

I write to convey my strong opposition to ANY expansion of the sports facilities at Edgewood's sports field. Core concerns are noise, traffic, and parking for 1200 attendee events. I live right in the sound path and am concerned about quality of life degradation as well as reduced property values if this facility comes to be.

The plan and proposed amendments are classic examples of Edgewood incrementalism. If approved, Edgewood will be right back before the commission with requests for nighttime events and attendant lighting and bigger sound systems. Don't be fooled, for they have always played the long game. Their core goals haven't changed, just their latest path to achieving them.

In the past, consensus that large sporting events were a poor fit with a quiet residential area sufficed to prevent construction of a stadium here. As far as I can tell, nothing has changed and I ask that you not approve any of this plan. No means no, not wait a few years and try again.

Thanks for hearing me out.

Bill Barker 830 Terry Place

From: [James Schey](#)
To: [Plan Commission Comments](#); [Evers, Tag](#)
Subject: Proposed Stadium, Edgewood High School Conditional Use Consideration
Date: Sunday, July 12, 2026 10:43:59 PM

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July 12, 2026

Re: Proposed Stadium
Edgewood High School
Conditional Use Consideration

Dear Plan Commission Members and Alderman Evers,

I'm writing to you regarding the Conditional Use Consideration request by Edgewood High School for a stadium building, stadium seating, public address sound system, concessions/restroom building and two storage buildings. I am a longtime resident of Woodrow Street. As a neighborhood, we have worked with the Edgewood Schools over several decades to achieve mutually beneficial outcomes to their building program needs. While agreement has not always been reached, concessions have always been part of the efforts. I believe the neighborhood, through the efforts of the Edgewood-Neighborhood Liaison Committee and you, Alder Evers, are once again offering substantial concessions in an effort to reach an agreement.

I only support this request with the conditions that this is daylight use only, with no field lighting, and that all of the July 13, 2026 Planning Commission Staff Report recommendations as written (with one exception) is made a requirement of your approval. The single exception is the footnote: "***Conditions 2-5 may be amended by approval of a minor alteration to the conditional use by the Director of the Planning Division following a recommendation by the district alder." Conditions 2-5 are key points for the neighborhood and should not be subject to alteration without the same level of neighborhood involvement that has gone into the negotiations undertaken by the Edgewood Neighborhood Liasson Committee.

Regarding the proposed sound system, while I recognize the proposed speaker placement is typical for stadiums, placement at the front of the bleachers directed towards the audience rather than the rear would be preferable as it would reduce sound directed into the surrounding neighborhood. The 80 dBA limit is reasonable, considering OSHA occupational thresholds before hearing protection is required are 85 dBA twa. In addition, the neighborhood has taken historical sound data and will expect Edgewood to limit sound propagation from their stadium sound system to the 68 dBA +3 SPL with a fast time window proposed by Daktronics.

Lastly, I want to thank you, Alder Evers, and the members of the Edgewood Neighborhood Liaison Committee that developed the June 28, 2026 Joint Statement signed by their respective representatives and the Plan Commission staff, all of who

put substantial effort into reaching these conditions and recommendations.

Sincerely,
James Schey, PE
878 Woodrow Street
Madison, WI 53711
jamesjschey@yahoo.com

From: [Kay Cashman Cahill](#)
To: [Plan Commission Comments](#)
Subject: Public Comment on Plan Commission Agenda Item 7/13/2026
Date: Saturday, July 11, 2026 4:50:20 PM

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Dear Plan Commission of the City of Madison,

Please accept my comment below on the application you will be considering for conditional use at 2219 Monroe St. (Edgewood HS/College Campus) to construct a stadium with 1200-capacity seating, concession stand, and storage buildings.

I live within 200 feet of this property. My concern is for the surrounding neighborhoods and natural areas as a whole, not just for my property.

Thank you,

Kay Cahill

To the Members of the Plan Commission:

I am sorry to see Edgewood coming back with another demand for an exception to allow them to build a large stadium with concessions to serve at least 1200 people. They seem to have little interest in listening to the neighborhoods around them and simply return with these plans which are out of scale with our area.

There is already a stadium that impacts our neighborhood, but of course Camp Randall was already there and we roll with the noise and parking associated with football games there. That amounts to a half dozen major events a year, with 2 or 3 occasional concerts. Edgewood proposes to host much more frequent events in the heart of our residential neighborhood.

Edgewood's demand to build a stadium has been turned down repeatedly because this is so inappropriate in this location. I can only see the current application as an attempt to get what they want in phases, starting with building a large structure for crowds of sports spectators. Adjacent to the campus and sports field are Lake Wingra, Vilas Park, the Arboretum, and the Park and Pleasure Drive. These areas serve tens of thousands of Madisonians annually (but notably not in large crowds) and provide places for recreation, exercise, birding, fishing, boating, especially with non-motorized craft, skiing and snowshoeing. They are a refuge for sandhill cranes, turkeys, and aquatic birds and mammals. By providing a place for wildlife they enhance the biodiversity within our city, which contributes invisible benefits like reduction in tick-borne illnesses. The regular presence of traffic, noise and crowds are not compatible with these uses and this would be an enormous loss to all citizens of Madison.

I hope the Plan Commission is especially wary of this request to build the stadium building without the light and sound systems Edgewood has repeatedly said were necessities for such a facility. If this is approved, they'll be back soon claiming that they cannot make full use of the facility without lighting and a sound system. How will crowds of well over a thousand people be safely managed without these? They will say that now that they have this stadium they must be granted feasible use of it by being allowed ever greater disruptions.

Edgewood unfortunately has a history of not dealing in good faith. They spent years in negotiations with the neighborhood about a master plan, in a formal committee including representatives of both DMNA and VNA. Then when wealthy parents and alumni wanted to fund football in a big way, they were ready to cast aside that plan unilaterally. Edgewood institutions do not take responsibility for what happens outside the limits of its campus even when the perpetrators are members of its community. Edgewood High School students tore down election signs in my yard, and although the high school was well aware of the incident there was no accountability for the students or even a response from the school. A stadium drawing crowds who will park in the area will create ongoing parking

and disorderly conduct impacts, especially because the association between underage alcohol use and football is not limited to college students. The costs of that will fall on the Madison Police Department and local residents.

These outsize impacts would not be shared by the Edgewood high school community, since few of them reside in the affected area. They drive here and drive away, and certainly wouldn't be tolerant of such a facility in their own residential neighborhoods.

Edgewood could build trust by being a positive actor, beginning with making the existing sports field a community resource. The funds to build it were provided by the Goodman Foundation. My understanding is that the Foundation chose to gift it to Edgewood because as a wealthy institution the campus could provide the funds to maintain it. But it was supposed to be regularly available to the wider community. That has not been the case. When West High had no track facility at all, the kids running track there had to figure out how to get after school safely over to Memorial to share the sports facility with that large school. Using the nearby track and field training facilities Goodman had funded at Edgewood was never open to our kids. Edgewood institutions could embrace the local community if they chose to do so.

Adding a stadium structure which will regularly attract crowds promises an even larger burden on the surrounding neighborhoods with no offsetting upside. I hope the Plan Commission will not approve this Trojan Horse of a proposal.

Sincerely,

Kay Cahill
(Resident of Dudgeon-Monroe and Vilas neighborhoods for the past 30+ years)

From: [Lynn Bjorkman](#)
To: [Plan Commission Comments](#); [Evers, Tag](#); [Planning](#)
Cc: [Lynn Bjorkman](#)
Subject: Public Comments. Re: Plan Commission: File #93508. Conditional Use, EHS Stadium, 2219 Monroe St.
Date: Monday, July 13, 2026 8:23:12 AM

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Members of the Plan Commission, Alder Evers, and City Planning Staff,

Re: Plan Commission: File #93508. Conditional Use, Edgewood High School Stadium, 219 Monroe St.

In 2018 I joined a group of my Dudgeon-Monroe neighbors to oppose Edgewood High School's plans to expand the school's athletic field, including the addition of lights to host night games. Based on the facts of the case, I believed that night games would have an adverse effect on the rights of nearby residents to use and enjoy their property. Five years later, I applauded the Federal Court ruling that upheld the City's denial of Edgewood's proposal for lights on the field.

Now after years of contention around the stadium issue, I am hopeful that the *Joint Statement* between Edgewood and the Dudgeon-Monroe and Vilas Neighborhood Associations (EHS-DMNA-VNA Joint Statement.pdf) will form the foundation for regulating the proposed new construction and improvements to the athletic complex.

As an urban planner, now retired, and neighborhood resident who has spent much time wrestling with this complex community issue, I greatly appreciate the hours of work put into the *Joint Statement* by Edgewood representatives and leadership of the two neighborhood associations. I feel the document represents a fair balance between the wants and needs of both Edgewood and its residential neighbors.

Thus, I appreciate that the Planning Staff Report draws upon the *Joint Statement* as the basis for seven Conditions of Use (p. 8-9) that the report recommends for adoption. **Along with the leadership of the Dudgeon-Monroe Neighborhood Association and Alder Tag Evers who have endorsed these seven conditions, I urge the Commission to adopt all seven conditions (1-7) as part of the approval of Edgewood's development-related application.**

However, both the DMNA leadership and Alder Evers have stated their opposition to including the statement that follows the Report's conditions of use recommendations (p.9). This statement, about the process of making minor alterations to adopted conditional uses--

here referring specifically to use conditions 2-5--appears to undermine the intended purposes of the conditions and the intent of the *Joint Statement*. **I urge you to omit the statement referring to minor alterations from any approval of Edgwood's development proposal.**

Finally, I also ask you to adopt Alder Evers's recommendation that if this application is approved, a staff review assessing the effects of the Conditional Use Permit be conducted one year after the building development's completion. A report to the Plan Commission would verify compliance and encourage continued open communication between Edgwood High School and surrounding neighborhoods.

Respectfully,

Lynn Bjorkman

Member, Dudgeon-Monroe Neighborhood Association

1910 West Lawn Ave

Madison, 53711

From: [Andrew Cusick](#)
To: [Plan Commission Comments](#)
Subject: Re: File #93508, On Planning Diligence
Date: Sunday, July 12, 2026 10:10:54 PM

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Andrew Cusick
836 Woodrow Street
Madison, WI 53711

July 12, 2026

Members of the City of Madison Plan Commission

Re: File #93508, On Planning Diligence

Dear Members of the Plan Commission,

I write briefly to raise a concern that belongs on the record beside my substantive comments from the 10th. Please include in the record.

The core of this decision, in my view, is not the seating count or the nuisance mitigating landscaping or the color of the industrial building which will be right in front of my house. The core is whether Madison is doing the planning diligence that Chapter 28 requires when a well-resourced tax-exempt institution seeks to expand an outdoor use in a residential neighborhood.

This parcel has no adopted campus master plan. Three separately incorporated tax-exempt institutions share the parcel. No independent traffic or parking study has been performed for a 1,200 seat stadium with a permanent public address system. Woodrow Street has meanwhile borne the brunt of the growth impact. It has become the preferred campus entry point for staff, student, and delivery traffic because, unlike Edgewood College Drive, it has no traffic light, no stop signs south of Monroe Street, and no speed bumps. Google Maps even routes eastbound campus traffic accordingly. Last week there was a car coming from that parcel going in excess of 70 miles per hour. It happens regularly.

The applicant has litigated the City at the federal level over expansion of this same facility. The pattern of successive conditional use approvals over a decade has, in substance, delivered the maximum expansion the applicant has sought, with only the 2020 field-lighting denial standing against it.

I ask the Commission to consider what this looks like from a residential neighborhood that does not have the resources, the counsel, or the litigation history of the applicant. It looks like a city whose planning process is being shaped by the endurance and resources of a well-funded tax-exempt institution rather than by the substantive impairment standard the ordinance sets. That is not sound planning. It is a precedent other well-resourced institutions in Madison will follow including the three tenants at the parcel in question.

Madison should not allow one influential tax-exempt institution to bend the planning process to its will, one CUP at a time, over a decade, while individual homeowners are held to strict readings of the same ordinance. I ask the Commission to approach this application as it would any other: master plan required, independent traffic and parking study performed, all three institutional owners identified, and the substantive impairment standard applied as written.

Sincerely,

Andrew Cusick
836 Woodrow Street
Madison, WI 53711