

**Public Comments for Salvation Army (ID 57108)**

Comments were sent to Ald. Patrick Heck and various DPCED staff persons from June 2019 to present

[Note: Some comments were sent to multiple parties or at different times, and there may be some duplication as a result.]

-----Original Message-----

From: Diane Carol Gooding <[dgooding@wisc.edu](mailto:dgooding@wisc.edu)>

Sent: Saturday, September 14, 2019 12:11 AM

To: Rohlich, Ruth <[RRohlich@cityofmadison.com](mailto:RRohlich@cityofmadison.com)>

Subject: Salvation Army Proposal

Dear Ms. Rohlich:

I am writing to you as a home owner who lives relatively close to the Salvation Army. Unfortunately due to work I was unable to attend the Sept 11th mtg regarding the Salvation Army proposal. However I am writing to express my opposition to the plan to expand the Salvation Army at the proposed site. As a single black female in her mid- 50s, I was finally able to achieve home ownership. I look forward to enjoying my home and walking around my neighborhood for exercise. Unfortunately, due to the Salvation Army and the people who visit those residing there, I frequently find myself avoiding the 600 block of East Washington Avenue and indeed, trying to find alternate ways to enter my 819 E. Mifflin Street address. I really fear that expansion of the Salvation Army would create more challenges and even greater safety hazards.

Please note that I am an avid fan and supporter of The Beacon. However, I believe that our neighborhood has reached its saturation point.

Thank you for your attention to this matter.

Sincerely,

Diane C. Gooding, PhD  
819 E. Mifflin St #308  
Madison, WI 53711

**From:** Kevin Luecke <[kluecke1@gmail.com](mailto:kluecke1@gmail.com)>

**Sent:** Friday, September 13, 2019 9:32 AM

**To:** Rohlich, Ruth <[RRohlich@cityofmadison.com](mailto:RRohlich@cityofmadison.com)>; [kennelly@cityofmadison.com](mailto:kennelly@cityofmadison.com);  
[llorantia@cityofmadison.com](mailto:llorantia@cityofmadison.com); All Alders <[allalders@cityofmadison.com](mailto:allalders@cityofmadison.com)>; Mayor  
<[Mayor@cityofmadison.com](mailto:Mayor@cityofmadison.com)>; Rhodes, Linette <[LRhodes@cityofmadison.com](mailto:LRhodes@cityofmadison.com)>; Patty Prime  
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**Subject:** Salvation Army Proposal

Hello All.

I want to voice my strong support for the Salvation Army proposal for an expanded shelter and apartments at their current location on East Washington Avenue. Contrary to what you may hear from others, the Tenney Lapham neighborhood is not "overburdened" with shelters and services for people suffering from homelessness or other issues. In fact, our neighborhood is the perfect place for a shelter like this because of its proximity to downtown, transit, and other destinations that people need to reach - this is why I live here with my family.

There are certainly issues that the Salvation Army and City need to *cooperatively* address related to loitering, public drug use, and other issues on public property outside the current facility. However, these issues can be addressed, and should not be a barrier to building a facility that makes better use of the land and can better serve users of the shelter. If anything, my primary concern is that the current proposal is not dense enough and includes too much parking.

Please support the Salvation Army's proposal while also ensuring that the City works cooperatively with the Salvation Army to address the issues and concerns of neighboring residents.

Thank you,

Kevin Luecke

121 N Ingersoll St

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Kevin Luecke  
[kluecke1@gmail.com](mailto:kluecke1@gmail.com)

**From:** Kevin Schnell <[KSchnell@festfoods.com](mailto:KSchnell@festfoods.com)>

**Sent:** Friday, September 06, 2019 11:55 AM

**To:** [dkennelly@cityofmadosn.com](mailto:dkennelly@cityofmadosn.com); Rohlich, Ruth <[RRohlich@cityofmadison.com](mailto:RRohlich@cityofmadison.com)>; [llorantia@cityofmadison.com](mailto:llorantia@cityofmadison.com); Crawley, Katie <[KCrawley@cityofmadison.com](mailto:KCrawley@cityofmadison.com)>; [mayor@cityofmadosn.com](mailto:mayor@cityofmadosn.com); [board@madison.k12.wi.us](http://board@madison.k12.wi.us)

**Subject:** Salvation Army redevelopment concerns

Hello,

Skogen's Festival Foods does quite a lot to support the Salvation Army across the state, including allowing bell ringers in our lobby and having our cashiers solicit donations during that time frame. Unfortunately for this store in particular, we have had to make quite a few changes to protect our business and our associates because of the increased homeless population in the neighborhood and the safety and security risks that it has brought along with it. While it would not be fair to pin all of this exclusively on the Salvation Army, this new project has a very real possibility of increasing these risks even further. I have attended multiple public meetings on the proposal and do not feel these concerns have been addressed, therefore we do not support this project. I appreciate you taking the time to read our concerns, please reach out if you would like to discuss this further.

Thanks you,

Kevin Schnell  
Madison Store Director  
Skogen's Festival Foods  
810 East Washington Ave  
Store: ( [REDACTED] )  
[kschnell@festfoods.com](mailto:kschnell@festfoods.com)  
[www.festfoods.com](http://www.festfoods.com)

**From:** Laurel Fletcher <[laurel.fletcher@yahoo.com](mailto:laurel.fletcher@yahoo.com)>  
**Sent:** Wednesday, September 11, 2019 9:23 PM  
**To:** Rohlich, Ruth <[RRohlich@cityofmadison.com](mailto:RRohlich@cityofmadison.com)>; Kennelly, Daniel <[DKennelly@cityofmadison.com](mailto:DKennelly@cityofmadison.com)>;  
[llorantia@cityofmadison.com](mailto:llorantia@cityofmadison.com); All Alders <[allalders@cityofmadison.com](mailto:allalders@cityofmadison.com)>; Mayor  
<[Mayor@cityofmadison.com](mailto:Mayor@cityofmadison.com)>; [mjconlin@gmail.com](mailto:mjconlin@gmail.com); Rhodes, Linette <[LRhodes@cityofmadison.com](mailto:LRhodes@cityofmadison.com)>  
**Subject:** support expanded Salvation Army shelter

Dear Alders, Mayor, and City Staff:

I am thankful that the Salvation Army shelter is planning to expand and offer warm beds to more kids and adults. Children should not have to sleep in cold cars over winter or out in the rain. I was shocked to read an anonymous letter that has been circulating, "Neighborhood Concerns Regarding Salvation Army Proposal," that urges residents to speak out against plans to provide shelter and safety to those in need. This is not the mindset or values that I want for my city.

Laurel Fletcher

**From:** Michelle Martin Bill Jameson <[marjam1332@gmail.com](mailto:marjam1332@gmail.com)>

**Sent:** Wednesday, September 11, 2019 1:27 PM

**To:** Rohlich, Ruth <[RRohlich@cityofmadison.com](mailto:RRohlich@cityofmadison.com)>; Kennelly, Daniel <[DKennelly@cityofmadison.com](mailto:DKennelly@cityofmadison.com)>; [llorantia@cityofmadison.com](mailto:llorantia@cityofmadison.com); All Alders <[allalders@cityofmadison.com](mailto:allalders@cityofmadison.com)>; Mayor <[Mayor@cityofmadison.com](mailto:Mayor@cityofmadison.com)>

**Subject:** Salvation Army development

To all concerned,

I am writing to express my support for the proposed expansion and redevelopment of the Salvation Army building on the 600 block of East Washington Ave. Madison has a growing need for services for people without homes especially in the face of growing pay discrepancies between tech professionals and the ever growing service industry and the lack of adequate mental health services in Madison (for people of all income levels). It doesn't take much to see the problem getting worse and worse for people here in Madison. Gentrifying and removing people who are homeless does not fix the problem, in fact it makes it worse. We need to step up and do better for all citizens of Madison not just the ones buying fancy new condos downtown. Turning our backs on a need for services and housing would be unethical. Please support the Salvation Army's proposed redevelopment and expanded services.

Sincerely,

Michelle Martin

1332 Spaight St

**From:** Riedel, Justin R. <[Justin.Riedel@cunamutual.com](mailto:Justin.Riedel@cunamutual.com)>

**Sent:** Thursday, September 12, 2019 9:05 AM

**To:** Rohlich, Ruth <[RRohlich@cityofmadison.com](mailto:RRohlich@cityofmadison.com)>; Kennelly, Daniel <[DKennelly@cityofmadison.com](mailto:DKennelly@cityofmadison.com)>;  
[lloratia@cityofmadison.com](mailto:lloratia@cityofmadison.com); All Alders <[allalders@cityofmadison.com](mailto:allalders@cityofmadison.com)>; Mayor  
<[Mayor@cityofmadison.com](mailto:Mayor@cityofmadison.com)>

**Cc:** [salvationarmyproposal@yahoo.com](mailto:salvationarmyproposal@yahoo.com)

**Subject:** Salvation Army Proposed Expansion - Vote No

City Leaders,

Good morning, hope all is well! We had informal meeting on the captioned proposal last night and were encouraged to message our city leaders. So here we go...

Let me preface this with I don't expect a response back. I also know housing and services for low income households and homeless are a priority for Madison and I have certainly read the theories on how these help the overall community. Everyone also agrees helping women and children in awful positions is right to do, so please don't take my comments as against that. I will try to keep this as professional and fact driven as I can so please forgive me if there is a some tone in it.

Background:

My name is Justin and live with my wife in the Colony Condos neighboring the current Salvation Army. I went to school at the UW and after some years working in Chicago we moved back to Madison where I always wanted to live. My wife works in the School District and I work for a CUNA on the westside. We are hard working and pay an extremely large amount of taxes to live here. I am no politician, but I would assume you are looking for young working class families like mine to occupy or move into your districts instead of driving them out.

The Salvation Army is pretty big issue in the life of my family. Going back 6 years ago when I moved into the building/neighborhood I had no idea how much frustration the Salvation Army and its visitors/customers would cause in my day to day life. So much so, I would have never moved in and to be honest, is the reason my property is for sale. What is even more concerning is I have had my unit for sale for over 4 months while reducing the price from market rate to below assessed value with no offers. Feedback is always "your unit is beautiful but...".

Issues:

- Taxpayers/Homeowners/Business owners leaving the area dramatically bringing down values and reversing the investments recently put into the area.

- Building brings the following:
  - Crime:
    - Sexual Assault/Assaults
      - Have called the police after witnessing a male customer/visitor knock out an elderly woman in front of our building
    - Stabbing
      - [https://madison.com/wsj/news/local/crime/woman-arrested-for-allegedly-swinging-screwdriver-at-other-woman-madison/article\\_d0f5d0b4-8cdf-5ab0-8ef7-492faa79e865.html#1](https://madison.com/wsj/news/local/crime/woman-arrested-for-allegedly-swinging-screwdriver-at-other-woman-madison/article_d0f5d0b4-8cdf-5ab0-8ef7-492faa79e865.html#1)
    - Have called the police on multiple domestic disputes happening outside our building, some with children
    - Police/fire/ambulance calls – During the meeting a 69 page (35 calls per page) log of police calls over the past year was presented (no not all of these are SA related - I understand that)
  - Vandalism:
    - Tags on buildings
    - Fencing – See pictures
  - Loitering (see pictures):
    - Have picked up the following in our yard – Used condoms, tons of liquor bottles, and even used tampons/pads
    - One time my wife picked up a stroller that was flung over our fence and returned it to their front desk to be verbally abused by the staff
    - We have seen customers tell their children to throw trash over the fencing onto our driveway instead of walking 20 feet to the garbage
  - Trespassing (see pictures):
    - Have had to call the cops of men/women smoking/drinking in our lobby or even going on people's porches
    - Called the cops on suitcases being left in our yard
    - Children/Adults kicking over our lighting and sitting on our building sign
- Salvation Army is unable to keep up with current building or be a responsible neighbor (see pictures):
  - Customer was seen shattering bottles in the street, so I called to have them pick it up and was told it wasn't their problem, while children/bikers/cars were running over the shards
  - Salvation Army has allowed their snow removal company to repeatedly damage our fencing with only repairing a portion of damage
  - Customers are allowed to congregate in neighboring lots/streets/sidewalks creating disturbances
- Just last week there was someone in their lot screaming the N word and F word about 100 times in five minutes while children were playing feet away
  - Customers seem to be allowed to do what they please outside of their building and in their lot, which would include screaming obscenities out loud or even to their children
  - Customers walk past our building yelling swear words or song lyrics, or even playing boom boxes
  - Last night I walked past a group of women smoking a pipe on the sidewalk
- Other areas that have broadened affordable housing has seen an extreme uptick in crime:

- <https://www.nbc15.com/content/news/Apartment-complex-logs-over-200-police-visits-in-6-months-501398842.html>
- <https://davidblaska.com/2018/08/06/housing-the-homeless-comes-at-a-price/>
- Business moving/employees scared to walk to their cars

**Material Questions to Answer:**

1. How do they plan on curbing crime/vandalism/loitering near their building?
2. What would they do to curb congregation of visitors/customers outside of their building and in the street (cars/people/dogs/belongings)?
3. How would they add to the safety of the area?
4. What is the cost to tax payers? Not just for the expansion, but for providing the services? At the very least, tax payers pay for the police/fire/ambulance calls.
5. Didn't low income housing just get put in down the street? Why do we need to add more to the same area? How would this not turn into another Tree Lane Apartment? (see shooting article)

**Recommendation:**

Given how Madison works I expect this gets approved. Assume none of you live near the SA or near any of the other affordable housing units that get approved. Approve it and get applause, but don't have to live near it. During our meeting it was about an 80%/20% split with the majority against the expansion. The 20% seemed to work for the SA or live in outside areas. I get how Madison works and what the City's agenda surrounds, but at some point the City needs to work for those funding it. Watching the news there is never any coverage of how the City plans to make it more affordable for tax payers. It is just how this social program got more funding or this affordable housing unit just got approved, etc. My taxes have gone from 6-8k in just three years for my plot of air. For those that support the expansion, I would challenge them to come spend 24 hours next door to the current building. Tell me what they see and how safe they feel. My wife has me take the dog out at night cause she is scared just to be in front of our building. This is the sole reason we are moving and will no longer be a Madison resident, assuming I can sell my unit.

\*Data as of December 2018

1. City currently has 1,149 total affordable housing units after a massive investment over the last few years
2. Salvation Army currently has approximately 40 beds for single women and 22 rooms for families
  - a. They want to expand those to 60 beds and 40 rooms.
  - b. Along with that expansion add 25 single rooms and 40 studios/one bedroom apartments allocated as affordable housing
  - c. Total would bring 165 total units for affordable housing
  - d. Breese Apartments currently has 55 units allocated as affordable housing



e. Total within 3 blocks would be 220

3. Salvation Army/Breese/Beacon would represent around 20% of all affordable housing in 3 block of E Mifflin St. (heard they might be looking for an even larger expansion)

This is likely outdated and I am sure you have newer figures, but the fact I want to convey is there is way too much concentration of affordable housing and/or homeless services concentrated in one area, exacerbated if this is approved. My recommendation is that if they move forward with any construction it would only be a small increase to current services with no intermediate housing and no affordable housing. If approved as they propose this would create a Tree Lane Apartments on steroids. We have all seen the news recently of the increased crime in the City (most recently State St.) and I think a lot of that is how much services, handouts, and developments have been focused on affordable housing by the City. What it seems to be doing is attracting people from outside of Madison creating a need for more and more of it, and unfortunately is resulting in more crime. A project of this magnitude needs to be located in areas with direct police supervision and social services. Neither are near the 600 block of E Mifflin.

Westgate Mall seems like a good location, right next to the bus stop, clinics, and beltline. How about splitting the project up to different areas? Women's shelter here and intermediate somewhere else. Maybe see if there are some locations in Shorewood Hills, Maple Bluff, Willy, and Monroe neighborhoods . LOL.

I appreciate your time and hopefully support in this matter. If you have any questions please don't hesitate to ask.

Regards,

Justin Riedel

Colony Condos

## ✓ Apartment complex sees more than 200 police visits in 6 months



By NBC15 Staff | Posted: Tue 8:57 PM, Nov 27, 2018 | Updated: Tue 10:35 PM, Nov 27, 2018



**MADISON, Wis. (WMTV)** -- Madison Mayor Paul Soglin held a press conference Tuesday afternoon addressing safety concerns at an affordable housing unit on Madison's west side.

NBC15 received data from the Madison Police Department detailing that The 45-unit Tree Lane Apartment building has had 213 police visits since it opened six months ago.



# Woman arrested for allegedly swinging screwdriver at other woman, Madison police say

BILL NOVAK bnovak@madison.com Sep 24, 2018

99¢ FOR THE FIRST MONTH



Allen



A woman yelling at others on the Isthmus Saturday morning was arrested after allegedly swinging a screwdriver at a woman who sprayed the suspect in the face with pepper spray.

Kendra Allen, 50, no permanent address, was tentatively charged with second-degree reckless endangerment, disorderly conduct and bail jumping, Madison police said.

The incident was reported at about 8 a.m. Saturday near the intersection of East Mifflin Street and North Blount Street.

















**From:** shauna koszegi <[shauna.koszegi@gmail.com](mailto:shauna.koszegi@gmail.com)>  
**Sent:** Thursday, September 12, 2019 4:42 PM  
**To:** Rhodes, Linette <[LRhodes@cityofmadison.com](mailto:LRhodes@cityofmadison.com)>  
**Subject:** Salvation Army Proposal

Hi there,

I live near the Tenney-Lapham neighborhood and I want to express my support for the Salvation Army proposal. I'm a librarian in Madison and have worked with folks who utilize services like the Salvation Army for years. It has been increasingly difficult to serve patrons who are experiencing homelessness or are in need of other basic resources to survive or live comfortably. Madison doesn't currently have enough space/capacity/social organizations and shelters on the east side, and our public libraries can of course only do so much. This redevelopment would be a **tremendous** opportunity for our city, so that we can take better care of our citizens. I have neighbors and friends who are equally excited, and I hope that the proposal is approved and executed as soon as possible.

Thanks for your time,

Shauna

**From:** Susan Baranczyk <[sbaranczyk@gmail.com](mailto:sbaranczyk@gmail.com)>

**Sent:** Tuesday, September 24, 2019 7:37 PM

**To:** Rohlich, Ruth <[RRohlich@cityofmadison.com](mailto:RRohlich@cityofmadison.com)>

**Subject:** Opposition to Salvation Army Expansion, East Washington Ave., Madison, WI

Dear Ms. Rohlich:

**Re: Opposition to Salvation Army Expansion, 600 Block of East Washington Ave., Madison, WI**

We are the property owners of a condominium at 624 East Mifflin, Madison, WI, almost directly behind the current the Salvation Army facility on East Washington. We are writing in opposition to the proposed Salvation Army expansion on the 600 block of East Washington. **We respectfully request that the Economic Development Division consider the following potential impact of the proposal on economic development and suggested alterations to the proposal.**

We purchased our property in 2018, and our current leaseholders are young professionals. Like other property owners in the area, we have been investing in the neighborhood, which is ideally located within walking distance of the State Capitol and employers/businesses near the Square.

When we first heard of the Salvation Army proposal, we were not concerned. We purchased the property knowing the proximity of the current facility. We believe in the mission of the Salvation Army and that its clients are deserving of a

remodeled facility. However, we have since learned that the proposal includes expanding to accommodate nearly four times the client volume. This is where we foresee negative economic development impacts, as well as concerns for the safety of the local residents.

### **Potential Impact**

- **Safety of Local Residents – and Their Desire to Remain in and Invest in the Area – Is at Risk.** In the short time our leaseholders have been at 624 East Mifflin, they have had multiple car break-ins and attempted car break-ins. Clients of Salvation Army regularly shout at passersby and each other. Visitors to our condominium have witnessed open drug deals on the street. Nightly, there are one or more emergency response vehicles with sirens and lights in the Salvation Army parking lot. Noise is also an issue in the parking lot behind the Salvation Army, where clients congregate. An expansion to accommodate four times the clients would be detrimental to safety and further investment in the area. The proposal does not include any assurance or plan to address the increase in safety concerns and emergency situations we see today and which would multiply.

As mentioned earlier, we do not oppose the Salvation Army proposal in its entirety. We believe that with the following alterations, the Salvation Army clients would benefit and the current area residents and property owners would not be impacted negatively.

## **Suggested Alterations to the Proposal**

- **Distribute the Capacity for Increased Services Across All Madison-Area Salvation Army Facilities.** The Isthmus and East Side have reached a high concentration of service and other shelters. While some small percentage increase in capacity may be reasonable at the East Washington facility, nearly four times the current capacity is unreasonable.
- **Locate the Parking Lot/Entry Area to solely the business side of the block and away from the residential sides.** By moving the parking lot entrance to East Washington Street and fencing or walling off the remainder of the property, the local residents will be buffered from harassment/shouting and will experience less of the nighttime disruptions from the frequent emergency response situations.
- **Require a Plan for the Security of Local Residents.** To help prevent break-ins and harassment of passersby and local residents, require on-site security guards at the Salvation Army facility

We appreciate your consideration of these concerns and look forward to your reply.

Sincerely,

Susan and Rick Baranczyk

[sbaranczyk@gmail.com](mailto:sbaranczyk@gmail.com)

**From:** Terry Buss <[tbuss@edchase.com](mailto:tbuss@edchase.com)>

**Sent:** Monday, September 16, 2019 11:09 AM

**To:** Rohlich, Ruth <[RRohlich@cityofmadison.com](mailto:RRohlich@cityofmadison.com)>

**Cc:** Kennelly, Daniel <[DKennelly@cityofmadison.com](mailto:DKennelly@cityofmadison.com)>; All Alders <[allalders@cityofmadison.com](mailto:allalders@cityofmadison.com)>; Mayor <[Mayor@cityofmadison.com](mailto:Mayor@cityofmadison.com)>; Ben Udell <[benjaminudell@gmail.com](mailto:benjaminudell@gmail.com)>

**Subject:** Salvation Army Expansion

My name is Terry Buss. I currently live in Appleton, WI and own a contracting business in the Fox Valley. I am 65 years old and my wife and I went to school at Madison and have family in the area. We have always been fond of Madison and are looking at the possibility of retiring in or around the city. We both enjoy city life and were greatly impressed with the progressive development the city has made to the near east side (Silvee, AM Fam, Festival Foods, Apartments, Hotels, Bars, Restaurants, a new music center for youth is under construction, and Breeze Stevens Field). The area is offering a new vibrant feel to this neighborhood, which historically has been pretty bleak. We were definitely attracted to this area and decided to buy a one-room condo in the Starliner development so we could spend time in this community and sort of "get our feet wet" with the goal of possible retirement within the next few years.

I was aware of the Salvation Army location and did not have any concerns, as I suspected that this organization was providing a valuable function to families in need and for that should be lauded. What we didn't realize was the periphery environment that it seemingly attracted. As we walked up Mifflin Street to the square we would have to walk through groups of people, swearing, being aggressive, asking for drugs and they were, in fact, just outside the Salvation Army parking lot. Then we also noted a growing presence of groups of people accumulating at the park picnic table across the street that were drinking, swearing, being generally intimidating. I understand that a temporary drinking ban has gone into effect, the tables were removed and this has appeared to help that situation recently.

Frankly, I did not know what the correlation is or was between all the bad behavior that appeared to be centered around the Salvation Army location. I still don't know if I completely understand that, although, I was a bit surprised to hear the people were housed but sent out in the morning. Many went to the Beacon, others I am not so sure. At any rate, it appears to me that the Salvation Army does a good job of providing emergency shelter, however, does not provide rehabilitative services, counseling, or security. I learned that their purpose is to provide shelter for homeless women and their children and that they are not equipped to handle all of the people that need these services. It is a temporary shelter. More of a "stop gap" for those who are in desperate need.

I have been trying to follow the 25 million dollar expansion project. It appears that the development will allow housing of approximately 3 or 4 times the amount residents. Some transitional housing at a small cost, increased space for single mothers and children, and emergency shelter. The campus is supposed to have mental health facilities, medical facilities, a gym, and a chapel. It appears to be an admirable undertaking if it can be well managed, and does not add security issues to it's neighbors. But, if it is not well managed it will add to security problems in the neighborhood, and be detrimental to positive family growth around the area. I do not foresee families, especially with children, moving into this area given the growing bad behavior that is present. If the Salvation Army site contributes to this bad behavior then we should put the brakes on this development.

I really don't see why we should mass people of different needs ( some in need because of situations with those with mental health, addiction, or just chronically homeless). I would think it would make sense to develop separate facilities for each group, and build separate specialized units in various communities to fit those needs. My concern grew when I attended a neighborhood steering committee meeting that had members of the Salvation army present. I was taken aback that there appeared to be no real plan for security of residents and neighborhood, they did not have real answers about how they would be serving mental health or addictive issues. Other than changing the layout of the buildings, they had no operational plan that they could share. I began to wonder if the Salvation Army is the logical partner for such a massive undertaking, or whether other entities may be better suited for such a task.

So there should be some questions that need addressing prior to pushing this through.

Is it a good idea to mass together people of different needs into one campus?

Does the Salvation Army have any culpability when it comes to security of the neighborhood?

Who are people that are creating the bad behavior in the neighborhood, and are they connected to the Salvation Army Location?

What is their Operational plan to deal with different populations massed together ( transitional, single mothers, chronic, mental health, addictive)?

Is the Salvation Army the right partner to handle such an undertaking that will serve such diverse needs?

Finally, what vision does the city have for this area? I understand it is important to serve the homeless population, but it is also important to uphold the welfare of all families and neighborhoods.

Thank you,

I would appreciate any response at your convenience.

Terry Buss



Terry Buss

President

Office: [REDACTED]

Mobile [REDACTED]

Fax: [REDACTED]

Email: [tbuss@edchase.com](mailto:tbuss@edchase.com)



**From:** Kyle Ripple <[kylerripple1126@gmail.com](mailto:kylerripple1126@gmail.com)>  
**Sent:** September 30, 2019 9:08 AM  
**To:** Parks, Timothy <[TParks@cityofmadison.com](mailto:TParks@cityofmadison.com)>  
**Subject:** Salvation Army Development Proposal

Dear Tim,

I'm writing to you to share my thoughts regarding the detrimental impact a Salvation Army expansion would have on the immediate neighborhood around the Salvation Army site at 630 E Washington Avenue. Please share this email with the Plan Commission.

I am a homeowner at Dayton Row located across East Mifflin from the Salvation Army parking lot. As an engaged member of the neighborhood, I attended all Tenney-Lapham Neighborhood Association meetings regarding the proposed expansion of the Salvation Army. It feels like the concerns of the neighbors in close proximity of the Salvation Army aren't being heard and therefore not being addressed. At no point during any of these neighborhood meeting has the Salvation Army nor the City presented a plan for how to address the current issues in the neighborhood that include drug use, public urination and defecation, fighting, loitering, disturbances and safety issues. To be clear, my issues are not with the need for services that help those dealing with homelessness, mental illness or drug abuse. My issues are with the negative impact an expansion would have due to the SA and City's lack of commitment to addressing existing problems. Until the SA and the City demonstrate to me that they are able to make progress addressing these issues, there is no way I can support an expansion project.

Substance is lacking in the plan provided for how the SA will be able to adequately operate a building 3X's larger and house more than double the clients they currently assist. I understand the need to provide assistance to this population, but an expansion of the SA isn't the answer. They haven't shown us that they are able to adequately manage their current facility and a shiny new building isn't going to solve the problem. The SA's proposal could be better received if they were able to point to successful steps they've taken to address the current problems. They can't because they haven't. The drug use, public urination, fighting, disturbances, etc that take place just outside my property on E Mifflin is still going on. I fear this project is only going to add to the problems.

If the City of Madison is going to consider supporting this project, it is the City's responsibility to help address the current issues in the neighborhood as a result of the presence of the SA. I am significantly disappointed in the City's lack of action to date. I've seen no reduction in drug dealing, fighting, trespassing or vandalism in the surrounding area. My husband was harassed by a young man on our property a couple weeks ago. He called the non-emergency police number and was told the community officer would be following up with him. That never happened. How can we feel safe in our

neighborhood or support the SA project when it seems no tangible progress has been made by the city or the SA to address these issues?

This proposal also includes an apartment building. The SA's ability to address potential problems caused by tenants paying rent will be further limited. If the Salvation Army can't prevent drug use and violence on their current property, how do you expect drug use, violence and other issues to be addressed within and around an apartment building?

It feels like we're getting the cart before the horse. I understand that there are current needs for services to help this population and for affordable housing in Madison. I see myself supporting a phased expansion of the SA with milestones that they must meet demonstrating proficiency operating their facility and contributing to the continued resolution of neighborhood issues stemming from their organization. What I cannot support is any increase in facility size or increase in the number of people housed at SA. Why does this need to be the project to address homelessness and affordable housing? Why approve a project and hope that things will be figured out later? Figuring out how to handle the expansion, establish plans for addressing neighborhood impact and economic impact to the area is especially important when an organization and property has such an extensive history of issues.

I feel helpless because no progress has been made by the SA over the last 3 TLNA meeting to demonstrate they understand the issues and are committed to lasting neighborhood engagement. They said at the last TLNA meeting that they are moving this project forward in order to have a chance being awarded funding. The funding should not be driving the approval process for this type of project. The focus should be on solving current issues and building a stronger relationship with the neighborhood before considering any type of expansion.

I believe the following are needed before considering this project:

- **The City and the SA must address and reduce offsite safety and security concerns before the project moves forward.** As a resident of the neighborhood, I have seen no action from the SA or City to address the current issues. This I believe is the root-cause of neighbors not being open to considering an expansion project. The SA and City need to demonstrate commitment to solving current issues through action and success. This will build support for the project, not the status quo.
- **Salvation Army demonstrating the ability to manage their current facility and articulating a clear vision and plan for operating a new facility.** To date the SA has not demonstrated the ability to effectively manage their facility. It is commonplace for fights and drug deals to occur in the SA parking lot. These disturbances are visible and impact the neighbors in close proximity. Some neighbors won't walk E Mifflin Street due to the concerns of safety. This is not acceptable.
- **A security plan for the project's exterior spaces must be vetted by representatives from the surrounding neighborhood and the neighborhood association should be included in the**

**conditions of approval.** No security plan has been shared with the neighborhood to address exterior spaces on the SA property or surrounding neighborhood. The only "security" plan provided by the SA so far is the addition of hall monitors on a couple floors of the proposed new building and "lots of glass" so people can see what's going on outside the facility. This is not a plan that the neighborhood is re

- **Neighborhood impact study to evaluate the effects of an SA expansion and development of a plan to address safety concerns.** The goal of the SA is to increase the facility size, number of services offered and addition of affordable housing to their location. This will bring more people with mental illness, drug/alcohol addictions, etc. into the neighborhood thereby increasing issues in our neighborhood. How will the SA and the city address these issues? What additional resources will be needed? How will the SA and City stay engaged with the neighborhood residents to evaluate the effectiveness of any plans implemented to reduce crime, drug use, etc.?
- **The SA and MPD must supply full police and fire calls for service report to the neighborhood association each month, indefinitely.** We as a neighborhood, city and the SA cannot be successful without consistent review of metrics. These metrics are critical to identify areas for improvement and have meaningful dialog.

I appreciate your time. Please let me know if you have any question or would like any clarification on the issues raised.

Best Regards,

Kyle Ripple

**From:** Mike Carter <mjcarter0923@gmail.com>  
**Sent:** October 19, 2019 5:38 PM  
**To:** Parks, Timothy <TParks@cityofmadison.com>  
**Subject:** Salvation army

Zoning requirements for new development in district 8 require that any new development will not decrease property values or provide safety issues. Salvation army proposal violates both of these requirements

**From:** Scott Andersen <scotta@artisandentalmadison.com>

**Sent:** November 04, 2019 3:22 PM

**To:** Parks, Timothy <TParks@cityofmadison.com>

**Subject:** Artisan Dental - Salvation Army Proposal

Hello Tim,

My name is Scott Andersen, Director of Stakeholder Stewardship and local co-owner along with my wife Dr. Nicole Andersen of Artisan Dental. We are located on the third floor of the Constellation Building at the corner of East Washington and N. Livingston St.

I am writing today to share additional perspectives on the proposed Salvation Army (SA) expansion we hope you and your colleagues will consider when evaluating the short and long-term implications for all stakeholders in Tenney-Lapham, Marquette and Downtown neighborhoods.

As context, we would like to begin by sharing Artisan Dental's support for creating a diverse and inclusive community that cares for the well-being of all citizens including the growing need of the homeless in the Dane County area. Leveraging stakeholder interdependencies to create positive social and environmental impact is built into our mission, vision, values and business model as one of 13 Certified B Corporations in the state of Wisconsin. Examples of our positive impact include contributing more than 1% of gross revenue to charitable causes, partnering with the City of Madison to create the area's first and only publicly available oral products recycling program, being named a Madison Magazine, Best Place to Work in 2017, 2018 & 2019 and acknowledged by B Lab, the non-profit who certified B Corporations as a Best For the World - Worker category. This designation is based on Artisan Dental's ranking within the top 10% of all Certified B Corporations globally based on our B Impact Assessment scores in the Worker category. Lastly, we were an In Business magazine, Dane County Small Company award winner and finalist for the Wisconsin Force For Positive Change award in 2018.

When we reflect on the future of the SA site we've asked questions around how various scenarios could create the most good for the whole community while also minimizing harm and limitations on enhancements to quality of life.

Below are series of considerations by topic.

**Highest and Best Use of Salvation Army Property:**

When thinking about the potential of the (SA) property to generate tax revenue to invest across Madison, a commercial/residential development with the inclusion of affordable housing similar to the Galaxie, Lyric or Constellation building would seem to have the greatest opportunity to create a \$40-\$60 million tax base. In addition to the increased tax base, new businesses in and around this building would offer additional employment opportunities and products and services for residents and individuals working in the surrounding areas. The (SA) would also benefit by capturing the capital appreciation on the land they've owned which could be used to purchase a more affordable properties throughout the city.

**Facilitating or Inhibiting Ongoing Economic Development in the Capital-Gateway Corridor:**

We are very grateful for how the development of the corridor has unfolded since being one of the original business to lease space in the Constellation building in 2014. If a 400+ person homeless shelter were to be built in the proposed (SA) location, it would significantly decrease the likelihood other businesses would choose to locate within 3-4 blocks of the shelter for the life of the shelters existence.

### **Preserving Attractiveness of Existing Businesses to Customers:**

A pre-requisite for a customer/patient to select and remain a loyal patron of a business is the perception that their safety and those of their children is not a threatened. In a highly competitive economy, customers have many choices in terms of the businesses they can patronize. If a neighborhood is *fairly or unfairly* labeled as even raising mild levels of concern regarding personal safety, customers will simply choose other businesses without threat. As humans, we are deeply neurologically hardwired to avoid threat. This migration to other business will happen regardless of how exceptional the product or service is or how many resources are invested in marketing. In the past year, the Constellation has already experienced instances of people pan handling in and around the Constellation, entering, smoking, urinating and sleeping in the parking garage, unoccupied hallways and lobbies of the building. These are the type of behaviors that lead to the perception that an area may not be as safe as it once was. With the potential expansion of the existing facility to 400+ clients and the peripheral involvement of predatory activities from drug dealers and the like, there are real risks of the Capital East District being labeled as unsafe.

### **Preserving Attractiveness of Existing Businesses to Team Members:**

A core aspect of Artisan Dental's vision to create opportunities for ongoing professional and personal growth. A foundational aspect of creating a growth oriented and fulfilling workplace is that of personal safety both within and around ones place of work. A potential perception around safety concerns in the neighborhood could adversely affect our team members interest in remaining with Artisan Dental over the long-term as well as significantly inhibiting our ability to attract new team members. Since our inception we have grown from a team of 5 to 20 women that arrive to work as early as 6:00am each morning, returning to see emergency patients at nights and on the weekends.

### **Preserving Attractiveness of Existing Businesses for Suppliers:**

Suppliers and contractors of exiting businesses in the area would also benefit from neighborhood setting that is perceived to be safe and free of risks. If a perception of risk is fair or unfairly created in the neighborhood this could potentially lead to a reluctant to schedule work, prioritizing other projects ahead of area businesses or requirement regarding additional costly safety precautions. Part of our role as owners and leaders of Artisan Dental is to advocate for the causes and conditions that support the safety and well-being of our primary stakeholders which include our patients, team members and supplier/partners, together with the needs of the larger community and planet.

### **Neighborhood Health and Vibrancy:**

Small local businesses rely on the patronage of local residents and the people who work near thier establishments to thrive. The existing published feedback from residents in the Tenney Lapham neighborhood regarding the (SA) expansion have indicated there are *existing* perceptions of threat regarding personal safety and disturbance for those living near the Salvation Army. Other published feedback on the Tenney Lapham website has indicated if the Salvation Army expansion is approved, homeowner will be selling recently purchased property and returning back to surrounding suburbs. If conditions worsened due to an expansion of the Salvation Army, there is the potential that a large number of residents will leave the neighborhood, likely resulting in declining home and business values and decreased patronage of local businesses.

### **Concentration of Children and Young People In the Neighborhood:**

With the planned construction of the new Madison Children's Performing Art Center and the existence of the Tenney-Lapham Elementary School only 4 blocks away from the proposed (SA) sight its important that teacher's and children at the elementary school, together with parent and children attending rehearsals and performances at the new performing arts center feel safe approaching, leaving and spending time at these facilities. This is especially true during the after school and evening hours in the winter when it is darker earlier in the day.

### **Concentration of Homeless Shelters:**

With an existing concentration of homeless shelters in the Capital East District and downtown area, it seems it would be beneficial to broaden the distribution of shelters across the city to balance potential negative impact and move towards a model where there is a lower density of individual and families in any one facility. This also has the benefit of minimizing the spill over affects of different demographics of homeless (e.g. chronic substance abuse) adversely influencing other demographics (e.g. adverse event homeless due to fire, job loss, spousal abuse). This perspective was brought to light by MPD Capt. Jason Freedman, when commenting on the Beacon, in the linked Isthmus article. ***“As good a job as I think The Beacon is doing now, when you have multiple service providers in a small area, it’s going to attract the people you want, and also the people you don’t want.”*** <https://isthmus.com/news/news/madison-homeless-day-center-the-beacon-turns-1/>

### **Expert Recommendation and Best Practices:**

The (SA) site selection will have an enduring impact on 1000’s of peoples lives ranging from local residents, to team members of nearby businesses. It will also have affects across property values, tax bases, business values and viability. In light of the consequences of this type of decision, it is important that a thorough Economic Impact Study be conducted including recommendations from experts in field of homeless shelter placement and homeless shelter management best practices.

### **Long-term View:**

With the Capital-Gateway corridor, in its early developmental stages, we encourage careful consideration around the long-term affects of a homeless/transitional housing development in the midst of a relatively young new business district.

### **Alternative Sites:**

Based on the potential to generate significantly greater tax revenue on the (SA) army site, the ability to reduce the risk of disrupting the existing neighborhood’s residents, relationships businesses have established with their customers, team members and suppliers, and the potential to significantly inhibiting future growth in and around the (SA), we would like to propose the following alternative sites for a similar design to the existing site. It would also seem to be worthwhile to understand the potential benefit of creating 3-4 smaller sized projects distributed throughout the city.

1. Land in and around Swiss Colony site, Milwaukee St.
2. Land in and around old nursing home site, Milwaukee St.
3. Land In and around Veterans Memorial Coliseum
4. Land in and around Oscar Myer facility
5. Land in and around parking Lot of old Shopko in Southtown across from Dane County Housing Authority.
6. Former Copps Food Store, Whitney Way.

In conclusion, when we consider the original framing question of which scenarios could create the most good for the entire Madison community while also minimizing harm and limitations to the ongoing growth and development of the community, we reason it make sense to select a site(s) other than the current (SA) site on East Washington. We think a site selection process that balances the interest of all affected stakeholder could be greatly supported by an economic impact study. We also suggest there would be benefit associated with the city hiring one or more consultants familiar with "best practices" when building and locating a homeless shelter as well as evaluating the capabilities of non-profit partner to successfully manage the project over the long term.

We appreciate your consideration of these perspectives.

Sincerely,

Scott Andersen

Dr. Nicole Andersen

Scott Andersen | Co-founder & Director of Stakeholders Stewardship

Artisan Dental, a Certified B Corporation

10 N. Livingston St., Suite 301

Madison, WI 53703

 | [artisandentalmadison.com](http://artisandentalmadison.com)



2017 - 2018 - 2019



FORCE for POSITIVE CHANGE FINALIST



-----Original Message-----

From: Jim Zurlo <jim@zurlo.us>

Sent: November 03, 2019 8:03 PM

To: Heck, Patrick <district2@cityofmadison.com>; Parks, Timothy <TParks@cityofmadison.com>

Subject: Proposed expansion of Salvation Army Women's Shelter

I am opposed to the proposed expansion of the Salvation Army women's shelter. I have been a neighbor of S.A. for 5 years and they have not been good neighbors. There have been continual problems with trash, noise, fights, human waste, and drug dealing.

I was involved in meetings multiple times per year for the past 3-4 years and their attitude until recently has been to take no responsibility for any issues off their property and only take responsibility for problems on their property if I can verify it was one of their guests. During the meetings, which were organized by TLNA, we suggested numerous ideas to improve the situation such as hiring a part time security guard, getting surveillance cameras, making their property more desirable for clients to be on, or having a staff member walk outside to their parking lot. All these suggestions were rejected except for the surveillance cameras. S. A. cheaped out on the cameras and got video only with no audio. When neighbors call about incidents in their parking lot they are rarely aware that anything is happening. It appears that nobody is actively looking at the cameras. In addition, S.A. has told us their cameras do not cover critical areas just off their property where their guests hang out waiting for them to open each day at 4:00pm.

Salvation Army policies have made the problem worse for neighbors. A couple years ago they implemented a policy limiting guests from using their services for more than 90 days in a year. This has increased the number of homeless sleeping outside during the warmer months. Many of the problems are driven by alcohol. S.A. doesn't allow drinking on their property so it moves to just off their property. Large drinking parties next to their parking lot are going on frequently in warm weather. There is a playground for children, but it is frequently locked so the kids play in the S.A. parking lot, or the adjacent parking lot. This will eventually result in a kid being hit by a car going in or out of their parking lot.

The trash load is much higher around S.A. than the rest of the neighborhood. S.A. refused to admit that this was due to their guests. When I pointed out that some guests clean out their cars and dump the trash over the fence between S.A. and the adjacent parking lot used by Post Office employees and Steve's used car lot; S.A. claimed that it must be Post Office employees. With a quick look at the trash you can tell it's not from Post Office employees since there are used diapers and beer cans in the trash. After that S.A. said they would send someone to clean up on the other side of the fence about once a month. S.A. has a trash can on their property that is usually emptied, but I sometimes have to call and ask them to empty it when it is overflowing. During the winter the trash can is buried with snow for a month or two. Last winter I called and asked them to move it to a location that won't get buried. They didn't move it. During a warm period I shoveled a path to it and called once again and asked them to move it; they didn't and it got buried during the next snow storm. This is typical of the response we get from Salvation Army. I have requested that S.A. investigate switching from styrofoam cups to something less expensive, better for the environment and less likely to blow off their property into the rest of the neighborhood on windy days. I still clean up styrofoam cups in the neighborhood.

While waiting for S.A. to open up there is no place for guests to go to the bathroom. The public garden across E. Mifflin has human feces and Reynolds Transfer has had a continual problem with one of their entrance ways being used as a urinal. We have seen a S.A. guest defecating on our property.

While S. A. has been slightly more receptive to accepting responsibility and changing their behavior recently (since they are looking to expand), it is probably temporary since S.A. policy is to move their "Majors" routinely. Major Greg is gone and replaced by Major Andrew who will be gone within a couple years so any changes or promises will be forgotten.

Salvation Army's "housing first" policy isn't solving Madison's homelessness problem. We need a better partner to help solve homelessness.

Jim Zurlo

136 Dayton Row

[jim@zurlo.us](mailto:jim@zurlo.us)

**From:** Steven Maerz <sjmaerz@gmail.com>

**Sent:** November 07, 2019 12:17 AM

**To:** Parks, Timothy <TParks@cityofmadison.com>

**Cc:** Heck, Patrick <district2@cityofmadison.com>; satyaformadison@gmail.com

**Subject:** Salvation Army Proposal

My name is Steve Maerz, and I have lived at 638 East Mifflin Street, directly across from the Salvation Army, for 30 years. During the first 15 years we had occasional problems with the SA and their guests, but things have gotten progressively worse for the last 15 years. After trying to work with the SA directly with no success, I began contacting City officials and neighbors to see if we could get together and try to find some solutions to our growing problems. In 2009 I organized a meeting with SA officials, a few neighbors, our Alder, mayoral staff, and a police representative to try to come up with some solutions. We presented a list of suggestions that included proper monitoring of the SA parking lot including cameras, garbage cans placed in the parking lot, hiring full-time security, limiting access to the SA parking lot, providing contact information to neighbors, and discouraging guests from congregating on East Mifflin Street. The SA insisted they wanted to be good neighbors and that they would take our suggestions under advisement. In the end, all we got was a garbage can and we continued to have to notify the SA of problems on and just adjacent to their property.

Over the course of the last 10 years, the SA has proposed rebuilding or expansion twice before. Each time they have a new proposal, we have more meetings, we bring up the same issues, and they tell us they want to be good neighbors and a positive asset to the community, and the problems continue to worsen. Here are the number of police calls to the SA over the last five years, according to police department records:

2014	208
2015	225
2016	279
2017	357
2018	396

These figures do not include calls for emergency services, which occur almost daily.

After the last expansion proposal a couple of years ago, SA officials agreed to meet regularly with Tenney-Lapham leaders and neighbors to try to work on issues. I attended the first few meetings and shared me personal experiences of people defecating in our yard, people urinating on our property, regular drug deals taking place on and adjacent to SA property, large groups of people drinking and using drugs just off SA property, SA guests parking their cars on the Mifflin Street side of the SA parking lot in order to avoid observation and to socialize with non-guests, the coming and going of non-guests on SA property, confrontations I have had with people throwing their garbage on the street while living in their cars on East Mifflin, daily obscenity-laced screaming matches and fights on and off SA property, and my frustration with the lack of staff oversight of the SA parking lot. The message from the SA was always the same, they wanted to be good neighbors but they couldn't afford security or cameras that would monitor the lot. They always claimed that their staff would monitor the parking lot, but every

time an incident would occur, neighbors would have to call the SA and notify them of what was happening on their property.

Over the course of the last ten years, the SA has had every opportunity to improve the situation, but the fact is that they are understaffed, under-funded, and poorly managed. Because these problems have gradually gotten worse over time, and because the City has few other options for sheltering the homeless, the SA has been allowed to continue to have a significant negative impact on the safety, security and quality of life of their neighbors. The Tree Lane Housing First development was declared a public nuisance after just a fraction of the problems that the SA presents to our neighborhood, but no such action has been taken against the SA.

Now we are presented with the most recent, and most ambitious, development proposal by the SA. They are proposing to triple or quadruple the size of the facility and the number of people served, and proposing rental property and transitional housing on the same site. They are also planning on underground parking in an area with significant flooding issues and they will lose most of their above ground parking area. According to SA officials, a new, purpose-built facility will solve many of the problems that we have been dealing with for over a decade. In reality, a much bigger facility with several times as many guests will very likely make our problems considerably worse. I have inquired about the operating budget of the new facility at every meeting on this development, and SA representatives repeatedly have said they haven't worked that out yet. They can't even tell us if their operating budget will increase. This is an organization that has told us for years they can't afford proper security and staffing, yet now they are planning to build a 30 million dollar facility without an operating budget plan. The "plan" appears to be to get City approval and taxpayer funding to build, then worry about how to operate the facility later. And they still have not committed to any kind of a real security plan, just the regular staffing that they have now.

With most development proposals, neighbors and City officials have to speculate about what issues the development might present to the neighborhood, but in this case, the current issues are already unmanageable, and a much bigger facility will undoubtedly magnify these problems. The majority of problems that the neighborhood has been dealing are not caused by the guests who abide by SA rules and responsibly use the facility but by the guests and their acquaintances who don't want to abide by any rules, so they spend their time just off SA property. There will not be any accommodations for people who want to drink, do drugs, fight and socialize with non-guests, and those people will be hanging around our block, just like they do now.

My biggest concerns with this development, however, are with the transitional and rental units. The SA has clearly demonstrated an inability to manage their temporary guests, and now we will be relying on them to manage rental property? The people living in these units will be coming from the SA shelter, and they will likely have friends in the shelter. How will the SA prevent the people who hang out on the street in front of their current facility from hanging out at the apartments of former guests? If the SA can't effectively manage the parking lot of their current facility, how can they be expected to manage an apartment building, or a \$7/night on-site motel? Concentrating all of Dane County's homeless at one shelter in a residential neighborhood on an isthmus is a bad idea to begin with, and adding an affordable housing element, as well as transitional housing and rented rooms is clearly a recipe for disaster.

If the SA wants to rebuild their shelter on their own lot, they have the right to do so. However, subsidizing the significant expansion of a poorly run facility on one of the most valuable pieces of real estate in the City just does not make sense, and neither does a low-density apartment building run by a

shelter. If more shelter space is necessary to meet demand, then another facility should be built elsewhere, or the SA should look for a site that is compatible with such a large shelter, and not one in a residential neighborhood. The Salvations Army's noble mission does not absolve them of the responsibility to be a good neighbor, and we should not be expected to tolerate a facility that continues to be a serious detriment to our safety, security and quality of life.

Thank you for your consideration,

Steven Maerz

638 E. Mifflin Street

Madison, WI 53703

[REDACTED]

[REDACTED]

[sjmaerz@gmail.com](mailto:sjmaerz@gmail.com)

Sun 11/3/2019 4:58 PM

**To:**

**All Alders;**

General Information

Name: Kathy Stratte

Address: 123 N Blount St 205

City: Madison

State: WI

ZIP: 53703

Phone: [REDACTED]

Work Phone:

Email: Jplasman@aol.com

Should we contact you?: Yes

Message:

I am going to be out of the country Nov 11 and will be unable to attend the public hearing about the Salvation Army's building proposal. I live on the corner of Blount and Dayton, so just around the corner from the SA. I know that you have heard from a lot of people who are opposed to the building proposal. I am one who stands in FULL SUPPORT of the proposed building. I am a 67 year old retired educator and have lived in the neighborhood since 2012. I walk my dog past the SA every day and night, and not once have I felt uncomfortable, or unsafe. People standing or sitting near the sidewalk say nothing, or say hello and smile, ask me about my dog, and wish me a good day. Sometimes I stop and chat. I feel more harassed by the homeless people who live up in the square. Homeless people around the square never miss a chance to ask for "help."

When I moved here in 2012, I was proud to see the SA on one corner, a laundromat on another, and plenty of diversity in terms of income and race in the neighborhood. Since 2012, I have watched more and more low rent properties demolished, to be replaced by high rent apartment buildings and an increasingly gentrified neighborhood. As I watched the demolitions of so many lower rent properties, I wondered where all the low income people would live as fewer apartments were accessible to them. Now I am beyond dismayed to see that the folks who have limited income are not really welcome here anymore. To be frank, I am mortified that this is a prevalent attitude in my neighborhood. Please consider the drastic changes that have occurred in our neighborhood, and recognize the importance of providing the low income apartments that the SA is proposing. Maybe we can provide technical support so that the proposal meets requirements of providing security such as improved lighting, security guards, cameras, etc. In any case, I ask that you consider these factors as you decide on whether or not to approve the SA proposal. All should be welcome

here. Thank you for your work, and for reading this.

Scott Andersen <scottandersen@tds.net>

Sun 11/3/2019 9:16 AM

Hello Patrick,

I hope all is well. Thanks for considering our earlier feedback on the topic of the Salvation Army. After reviewing all of the information available on the TLNA, in the media and participating in the listening session at Cargo Coffee last Saturday we wanted to share the additional comments below.

We hope you and your colleagues will consider these perspectives when evaluating the short and long-term implications for all stakeholders in Tenney-Lapham, Marquette and Downtown neighborhoods.

As context, we would like to reiterate Artisan Dental's support for creating a diverse and inclusive community that cares for the well-being of all citizens including the growing need of the homeless in the Dane County area. Leveraging stakeholder interdependencies to create positive social and environmental impact is built into our mission, vision, values and business model as one of 13 Certified B Corporations in the state of Wisconsin. Examples of our positive impact include contributing more than 1% of gross revenue to charitable causes, partnering with the City of Madison to create the area's first and only publicly available oral products recycling program, being named a Madison Magazine, Best Place to Work in 2017, 2018 & 2019 and acknowledged by B Lab, the non-profit who certified B Corporations as a Best For the World - Worker category. This designation is based on Artisan Dental's ranking within the top 10% of all Certified B Corporations globally based on our B Impact Assessment scores in the Worker category. Lastly, we were an In Business magazine, Dane County Small Company award winner and finalist for the Wisconsin Force For Positive Change award in 2018.

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When thinking about the potential of the (SA) property to generate tax revenue to invest across Madison, a commercial/residential development with the inclusion of affordable housing similar to the Galaxie, Lyric or Constellation building would seem to have the greatest opportunity to create a \$40-\$60 million tax base. In addition to the increased tax base, new businesses in and around this building would offer additional employment opportunities and products and services for residents and individuals working in the surrounding areas. The (SA) would also benefit by capturing the

capital appreciation on the land they've owned which could be used to purchase a more affordable properties throughout the city.

### **Facilitating or Inhibiting Ongoing Economic Development in the Capital-Gateway Corridor:**

We are very grateful for how the development of the corridor has unfolded since being one of the original business to lease space in the Constellation building in 2014. If a 400+ person homeless shelter were to be built in the proposed (SA) location, it would significantly decrease the likelihood other businesses would choose to locate within 3-4 blocks of the shelter for the life of the shelters existence.

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A pre-requisite for a customer/patient to select and remain a loyal patron of a business is the perception that their safety and those of their children is not a threatened. In a highly competitive economy, customers have many choices in terms of the businesses they can patronize. If a neighborhood is *fairly or unfairly* labeled as even raising mild levels of concern regarding personal safety, customers will simply choose other businesses without threat. As humans, we are deeply neurologically hardwired to avoid threat. This migration to other business will happen regardless of how exceptional the product or service is or how many resources are invested in marketing. In the past year, the Constellation has already experienced instances of people pan handling in and around the Constellation, entering, smoking, urinating and sleeping in the parking garage, unoccupied hallways and lobbies of the building. These are the type of behaviors that lead to the perception that an area may not be as safe as it once was. With the potential expansion of the existing facility to 400+ clients and the peripheral involvement of predatory activities from drug dealers and the like, there are real risks of the Capital East District being labeled as unsafe.

### **Preserving Attractiveness of Existing Businesses to Team Members:**

A core aspect of Artisan Dental's vision to create opportunities for ongoing professional and personal growth. A foundational aspect of creating a growth oriented and fulfilling workplace is that of personal safety both within and around ones place of work. A potential perception around safety concerns in the neighborhood could adversely affect our team members interest in remaining with Artisan Dental over the long-term as well as significantly inhibiting our ability to attract new team members. Since our inception we have grown from a team of 5 to 20 women that arrive to work as early as 6:00am each morning, returning to see emergency patients at nights and on the weekends.

### **Preserving Attractiveness of Existing Businesses for Suppliers:**

Suppliers and contractors of exiting businesses in the area would also benefit from neighborhood setting that is perceived to be safe and free of risks. If a perception of risk is fair or unfairly created in the neighborhood this could potentially lead to a reluctant to schedule work, prioritizing other projects ahead of area businesses or requirement regarding additional costly safety precautions. Part of our role as owners and leaders of Artisan Dental is to advocate for the causes and conditions that support the safety and well-being of our primary stakeholders which include our



patients, team members and supplier/partners, together with the needs of the larger community and planet.

### **Neighborhood Health and Vibrancy:**

Small local businesses rely on the patronage of local residents and the people who work near their establishments to thrive. The existing published feedback from residents in the Tenney Lapham neighborhood regarding the (SA) expansion have indicated there are *existing* perceptions of threat regarding personal safety and disturbance for those living near the Salvation Army. Other published feedback on the Tenney Lapham website has indicated if the Salvation Army expansion is approved, homeowner will be selling recently purchased property and returning back to surrounding suburbs. If conditions worsened due to an expansion of the Salvation Army, there is the potential that a large number of residents will leave the neighborhood, likely resulting in declining home and business values and decreased patronage of local businesses.

### **Concentration of Children and Young People In the Neighborhood:**

With the planned construction of the new Madison Children's Performing Art Center and the existence of the Tenney-Lapham Elementary School only 4 blocks away from the proposed (SA) site it's important that teachers and children at the elementary school, together with parents and children attending rehearsals and performances at the new performing arts center feel safe approaching, leaving and spending time at these facilities. This is especially true during the after school and evening hours in the winter when it is darker earlier in the day.

### **Concentration of Homeless Shelters:**

With an existing concentration of homeless shelters in the Capital East District and downtown area, it seems it would be beneficial to broaden the distribution of shelters across the city to balance potential negative impact and move towards a model where there is a lower density of individual and families in any one facility. This also has the benefit of minimizing the spill over effects of different demographics of homeless (e.g. chronic substance abuse) adversely influencing other demographics (e.g. adverse event homeless due to fire, job loss, spousal abuse). This perspective was brought to light by MPD Capt. Jason Freedman, when commenting on the Beacon, in the linked Isthmus article. ***"As good a job as I think The Beacon is doing now, when you have multiple service providers in a small area, it's going to attract the people you want, and also the people you don't want."*** <https://isthmus.com/news/news/madison-homeless-day-center-the-beacon-turns-1/>

### **Expert Recommendation and Best Practices:**

The (SA) site selection will have an enduring impact on 1000's of people's lives ranging from local residents, to team members of nearby businesses. It will also have effects across property values, tax bases, business values and viability. In light of the consequences of this type of decision, it is important that a thorough Economic Impact Study be conducted including recommendations from experts in field of homeless shelter placement and homeless shelter management best practices.

### **Long-term View:**

With the Capital-Gateway corridor, in its early developmental stages, we encourage careful consideration around the long-term affects of a homeless/transitional housing development in the midst of a relatively young new business district.

### **Alternative Sites:**

Based on the potential to generate significantly greater tax revenue on the (SA) army site, the ability to reduce the risk of disrupting the existing neighborhood's residents, relationships businesses have established with their customers, team members and suppliers, and the potential to significantly inhibiting future growth in and around the (SA), we would like to propose the following alternative sites for a similar design to the existing site. It would also seem to be worthwhile to understand the potential benefit of creating 3-4 smaller sized projects distributed throughout the city.

1. Land in and around Swiss Colony site, Milwaukee St.
2. Land in and around old nursing home site, Milwaukee St.
3. Land In and around Veterans Memorial Coliseum
4. Land in and around Oscar Myer facility
5. Land in and around parking Lot of old Shopko in Southtown across from Dane County Housing Authority.
6. Former Copps Food Store, Whitney Way.

In conclusion, when we consider the original framing question of which scenarios could create the most good for the entire Madison community while also minimizing harm and limitations to the ongoing growth and development of the community, we reason it make sense to select a site(s) other than the current (SA) site on East Washington. We think a site selection process that balances the interest of all affected stakeholder could be greatly supported by an economic impact study. We also suggest their would be benefit associated with the city hiring one or more consultants familiar with "best practices" when building and locating a homeless shelter as well as evaluating the capabilities of non-profit partner to successfully manage the project over the long term.

We appreciate your consideration of these perspectives.

Sincerely,

Scott Andersen

Dr. Nicole Andersen

Corydon Fish <corydon.fish@gmail.com>

Fri 11/1/2019 2:54 PM

Good afternoon Alder Heck:

My name is Cory Fish and I live at 20 N. Blair St., Apt #317. I also happen to work downtown within a few blocks of the Salvation Army complex as well. I'm reaching out to express my concerns about the potential reconstruction and expansion of the Salvation Army of Dane County's facility on East Washington Avenue.

My concerns fall into two basic categories: (1) safety and quality of life concerns for residents of the Tenney-Lapham neighborhood, and (2) what is the highest and best use of the some of the best placed real estate in the city.

First, it is beyond dispute that the Salvation Army shelter (as currently configured), the Beacon, and other faith-based entities that provide support (like St. John's Luthern) to the homeless and less fortunate provide valuable social services. However, I think that it is also beyond dispute that having a convergence of these service providers as well as other factors like tourists and professionals downtown who often donate to the homeless leads to a converge of the homeless in the Tenney-Lapham neighborhood.

This convergence leads to the unsettling and unsafe behavior that degrades the quality of life for residents of what should be one of Madison's premier neighborhoods. This behavior ranges from minor inconveniences like aggressive panhandlers, to the unsettling like walking over and seeing used needles and other drug paraphernalia in parking lots and gutters, to the disgusting like regularly seeing people publicly defecate from my office window, to the unsafe like witnessing a variety of low level criminal activity. To name a few examples, it is common for me to see individuals walk down Mifflin and other side streets trying to open every car door on the block. It is also common to witness fights or other domestic disputes. Vastly expanding the size and scope of the Salvation Army shelter may cause these problems to get worse and may make the neighborhood less attractive to potential residents and development.

Second, I am concerned that an expansion of the Salvation Army shelter will lead to making our neighborhood less desirable for development and artificially hold down property values, which means less revenue for the City that could be used to combat the homelessness problem. The Tenney-Lapham neighborhood, being partially situated on East Washington Avenue is one of the gateways to our city. That corridor into the heart of Madison should convey a positive image of the City. Instead we display some of our most intractable problems with under-utilized or abandoned buildings, undesirable businesses (like the porn shop near the Highway 30 exit), and multiple homeless shelters. More development should lead to more tax revenue (at least after the capitol corridor TIF is paid off) which can (and should) be used to provide services to deal with our homelessness problem. The expansion of the Salvation Army shelter on what should be some of the most desirable and expensive real estate in the city is not the highest and best use for that property. Instead, the property and more should be put to a higher and best use that will generate more tax revenue and create a more positive image of the city to people driving down East Washington.

With the already abundant service providers in the neighborhood - and the taxes that residents of the neighborhood pay - I think that we are doing our fair share of dealing with the chronic public policy problem that is homelessness in Madison. I respectfully ask that you oppose any expansion of the Salvation Army shelter and instead look to other means to address the homelessness problem in our great city.

Thank you for your time and public service.

Sincerely,

Cory Fish

Susan Marcquenski <smarcquenski@yahoo.com>

Sun 10/27/2019 10:32 AM

Hello Patrick and sorry I am late to the table on this topic. I ran into Bob Shaw yesterday and we spoke about the project and an idea popped into my head that I want to share with you if it is not too late.

Bob mentioned that the proposed facility will provide housing for 300+ people and cost \$34 million dollars. I am wondering if concentrated housing is the right solution for the people who would be served by this project. I think there will be a high level of stress and uncertainty in the lives of the women and families who would reside at this facility, and living very close to others with the same or greater levels of stress will eventually result in serious social issues. There will be little opportunity for the residents to develop real relationships with current neighborhood residents. These relationships could result in opportunities for the at risk families and would also give a "face" of real world problems to neighbors, which helps diminish fear and prejudice.

I was thinking that the yellow brick house on the corner of E Dayton and Paterson is an example of successfully integrating a social program (reintroducing women who have been imprisoned for drug offenses) into a neighborhood setting. I walk by this house a lot and it is well maintained; I say hello if people are outside and they say hello back! I think the program must be successful since it has continued for many years.

What if!!! (my favorite saying) the proposed Salvation Army project was tweaked so that 300+ people could still be served, but rather than all people in one place, a series of small apartment buildings were thoughtfully built or obtained by sale and renovated throughout Madison, near schools, transportation and grocery stores, etc. Maybe each building could have 4-6 apartments, with a real yard to play in, maybe near parks? The apt residents would be in a real neighborhood, the neighbors would get to know individuals in the apt buildings. Then over time, if the need for use of the apts for at risk families decreased, the apts could be leased to others, with the rents benefiting other Salvation Army programs?

Just doing the math- I am almost sure \$34 million would be more than enough to build/renovate 15 or so smaller apartment buildings (20 or so residents per building). There would hopefully be a lower intensity of stress, the chance to build relationships in positive ways. This approach would likely require more staff effort from the Salvation Army to visit 15 places rather than one place, but I think this approach would, in the long term, be more helpful to the at risk families and would be worth this effort.

So these are my 2 cents- sorry I was not able to attend the listening session yesterday. Am happy to talk more about this idea, if you think it has potential.

Sue Marcquenski

204 N Ingersoll St

Madison



hematite.anthony <hematite.anthony@gmail.com>

Wed 10/23/2019 8:56 PM

Good evening,

It is my understanding that there are still committees looking at the redevelopment proposal. If there is anywhere left to send a letter, I'd like to send this one. I've attached it for easy movement but also included it below. Not everyone can open Open Office documents.

Thank you,

Anthony Brylski

911 E Johnson Street

Apt. 5

Madison, WI 53703

Good evening,

Thank you for considering the proposal to expand the Salvation Army shelter for women and families on East Washington Avenue. I've attended many of the meetings about this issue. I have heard and read many proposals from my neighbors about splitting up the shelter into several facilities scattered around the city. I would like to speak about why I think that is insufficient to meet the needs of the community.

The first reason is economic. The Salvation Army owns a number of properties and its staff is currently split between them. Part of the purpose of the expansion is to get all of its staff under one roof. This will make them more flexible in responding to the needs of their guests. It will decrease reliance on the police. Staffing several shelters means the same amount of staff will be spread thinner, and the much-discussed parking lot problems will be multiplied across the city. I don't believe the MPD would respond any more effectively, particularly when they're already swamped in the summer.

The second reason is to reduce exploitation of vulnerable people. The current shelter cannot house all who need its services. Every single woman and every mother turned away is vulnerable to those who promise a place to sleep in exchange for questionable services. No one, not shelter staff, not city employees, not the neighborhood watch, can protect these people when they have to go somewhere else on foot. Predators, homeless or otherwise, are free to stalk them through the streets offering promises and threats. Housing the vulnerable means the predators have fewer people to exploit. Building more shelters in distant parts of the city means adding another step to finding a bed, forcing more exhausted people to accept rides from suspicious characters. It would be a net positive, but not as good as having a larger shelter. It is a major goal of any shelter to decrease time spent looking for beds. That leaves more time for job searches and other services.

Lastly, the expanded shelter is designed to provide more services, not just more of the same. There is already a space used for medical, dental, and mental health services, but it typically rotates through them one at a time. That is a major restriction on scheduling. There will be a play space for kids' activities and multipurpose rooms for religious services and other gatherings. Beyond that, simply increasing the number of floors allows for more kinds of shelter. I was particularly impressed by the rooms for whole families. Building several separate shelters would not accomplish any of that.

I also wanted to voice my support for the low-income apartment building because of the economic diversity it would bring to the neighborhood. People from different backgrounds must live next to one another so their complexities are made clear. It is too easy to call each other names when we live in segregated bubbles. I've heard and seen a lot of comments about crime, and very few solid connections to the shelter or to low-income housing.

A number of letter-writers have complained of too much affordable housing in the Tenney-Lapham area. As a renter, I find that claim laughable. New one-bedroom or studio units are typically renting for \$1,200 a month. Older units are quickly snatched up by students. That does not leave much for the middle class, much less the working poor. Most low-income housing in Tenney-Lapham exists because city officials insisted on including it in new construction. Young professionals and empty-nesters are already over-represented here. They will not be scared off by new residents.

Thank you for taking a moment to read this letter. It's been a struggle to keep my own biases in check. Every time I hear a property owner call themselves a stakeholder it feels like they're sneering at me. After the meetings I come home too angry to sleep. It takes a lot of

work to think charitable thoughts about their intentions. I will continue to do my best and leave a list of things I'd like to see:

- A robust crosswalk that connects the Salvation Army to the Beacon. People are routinely dragging luggage behind them at rush hour and it is horrifying to watch. In the meantime, do I need a license to be a crossing guard?
- A whole family policy that lets fathers stay with their children.
- An LGBTQ+ policy that lets all kinds of families stay together.
- Appropriate lighting for Blount and Mifflin at least as far as Livingston. Some new lighting will be part of the new buildings.
- Lights on the staircase at Reynolds Park. I heard a woman moaning there but I couldn't see a thing. I couldn't decide whether to call the police, and in the end I didn't.
- A partnership with East High that encourages volunteer service.

I see this as a pie-in-the-sky list and it would involve many parties to see all of these items to fruition.

Thank you again,

Anthony Brylski



Jani Koester <jkoester@madison.k12.wi.us>

Mon 10/21/2019 6:10 PM

My name is Jani Koester and I have worked in the Madison School District for over 30 years supporting the Transition Education Program (TEP) supporting students and their families experiencing homelessness in Madison schools. My experience over the years has given me the opportunity to see these struggles from a variety of perspectives and realities.

During the school year 2018-2019 the Madison schools alone identified 635 unduplicated family units experiencing homelessness. Of these families 451 were doubled up, 58 were in hotels, 107 were in homeless shelters or transitional housing programs, 18 were unsheltered and 1 was unknown (probably a youth on their own and did not identify a housing situation).

These families all had school aged children and many had non-school aged children. While we have services to support them in our community, these families often did not find housing and the children continually experienced trauma from being homeless and or from experiences that happened while they were mobile in our community.

We need to address the issue of homelessness for all our families not just those on the street or in the shelters. I am asking you to please support the following asks from the Homeless Services Consortium. Especially #4 as it is imperative that we have someone in our community with a focus on our doubled up and hotel families, these families often are not able to access the supports from coordinated intake and the shelter system. Having a roof over your head does not mean that you are safe or secure it simply means that someone let you stay the night somewhere other than in a shelter or outside. The reality of rural homelessness needs to be mentioned also. Our Dane County counterparts do not have the same access to family or youth homeless shelters so many of their families are doubled up or in their cars. We share transportation costs with our Dane County schools when there is a student staying at family shelters in Madison and continuing to attend their school of origin in the

county. Helping find housing in the neighborhood schools is cost saving, but these families have very little access to supports in order to do so.

This is an ask for both the city and county to pair together a position that would have an eye on the underserved homeless in our community/county because these families (over 509 Madison families in 2018-19) need this support.

**We need affordable housing - this will end homelessness!!!**

**1. The CCHIC recommends an increase from \$3M to \$6M to the Affordable Housing Development Fund, which would maintain the 2019 funding level.** According to Dr. Kurt Paulsen's 2019 Report, "Housing Needs Assessment: Dane County and Municipalities", there is a housing gap of 10,812 for people who are under 30% of the area median income. Even though there were over 25,000 net new housing units in Dane County from 2006-2017, Dane County under-produced more than 11,000 housing units relative to household growth. In 2019, Dane County received \$15.2M in requests for \$7.3M in funding from the Affordable Housing Development Fund.

**We need more shelter, especially because there is not enough housing!!!**

**2. The CCHIC recommends \$1.3M in funding for The Salvation Army's purpose-built shelter and affordable housing campus redevelopment at the current shelter site on the 600 block of E. Washington Ave.** The campus will include a purpose-built shelter for families and single women, pay-to-stay shelter, medical respite shelter, single room occupancy housing, and studios and one-bedroom apartments. This summer, The Salvation Army's single women's shelter turned away an average of 10 women a night and family shelter turned away average 16 families a night due to lack of space. Supporting The Salvation Army campus development furthers Dane County's goal of ending homelessness. More info on the proposal is available [here](#).

**We need to prevent homelessness from even happening!**

**3. The CCHIC recommends adding \$100,000 for eviction prevention financial assistance for Homeless Services Consortium prevention coordinated entry providers to serve applicants who do not qualify for HUD Emergency Solutions**

**Grant (ESG) assistance.** Due to strict limitations on eligibility for the HUD Emergency Solutions Grant (ESG) funds, more flexible funding is needed to serve families and individuals who present through coordinated entry, but don't meet the ESG eligibility criteria.

**This position is key to having a focus on doubled up and hotel populations. Please consider this as a budget item it is VERY needed in Madison and in the County to support our populations that are unable to access the homeless supports through coordinated entry.**

**4. The CCHIC recommends \$50,000 (to hopefully be matched by \$50K from the City of Madison) to create a new homeless specialist position to focus on "category 3 families" (aka doubled up/hotel populations). Creation of this position will make visible a currently unserved homeless population in Madison and Dane County. This position is needed to address the gap in services for those experiencing homelessness under HUD defined category 3 (Homeless under other Federal Statutes, i.e. doubled up, self-paying in hotels). This position would coordinate and organize resources, as well as seek funding opportunities that are not specifically tied to HUD category 1 (Literally Homeless, i.e. Shelter, on the street).**

**PLEASE SEE ATTACHED HOMELESS SPECIALIST POSITION**

Thank you for reading and listening.....

I am available for questions and thoughts,

I am also including a piece of writing form one of my families about their experiences with homelessness in our community

Jani Koester

Transition Education Program

TEP Resource Teacher

Personal cell 608-516-8128

Jani Koester  
TEP Resource Teacher  
Transition Education Program (TEP)

545 W. Dayton

Madison, WI 53704



[jkoester@madison.k12.wi.us](mailto:jkoester@madison.k12.wi.us)

Nancy\_Wayne Didelko <nwdidelko@gmail.com>

Thu 10/17/2019 6:48 AM

Hi Patrick:

We live on 433 N Baldwin St and want you to know of our support going forward for the Salvation Army Redevelopment.

This has been a building which has long been inadequate in meeting the needs of women and families who reside there. It is long overdue for renovation. This building project will help support and increase the services provided.

We would like you to know that, though this is not in our "backyard", it is an important part of our neighborhood and we support the plans to improve the property there.

Thank you

Nancy Didion and Wayne Sigelko

Bill Parenteau <bill@tbill.us>

Tue 10/15/2019 5:35 PM

Patrick,

I live in Tenney and just read your Tenney Newsletter Alder's report. The Tenney neighborhood has always been a beacon of hope to the disadvantaged and I hope it will always stay that way. However, I must strongly offer my outrage at the Salvation Army wanting to expand the existing facility when the current one has cause so many problems. Why should the direct neighbors have to suffer from double the problems they now experience without a redevelopment. I have the pleasure of walking to the gym right past the Salvation Army and more often than not I am forced to walk in the street because hanger ons at the Salvation Army are crowded on the sidewalk and refuse to yield way and give every indication that they are up to no good. Moreover, I think the police records indicate it is not a safe place to be. More than that, I take issue with your sentence "...spillover security and safety issues that impact nearby areas should mostly be addressed by the City, social service agencies/providers, and the Police." That sounds like a huge compout. There are issues that need to be addressed, but it is not being done, so let's allow the Salvation Army to double the problem.

I respectfully ask that you strongly indicate that there should be no support for expanding until the existing conditions are fixed and there is a plan, with money for the "the City, social service agencies/providers, and the Police" to address the situation. How can you shift the cost of this problem to those groups, that can't address it now and just say it their problem. How does that help the neighbors both close to this facility and people like me that have to avoid it and recommend others avoid it as well due to that crime and bad behavior now occurring there.

- Respectfully,  
Bill Parenteau

Rick Mcky <rmcky@starkhomes.com>

Alder Heck Sorry you cannot make Mondays meeting. In regards to you comments below. Any offsite security plan needs to be well thought out and must have some BITE AND TRACTION to it. Usually these "FEEL GOOD" neighborhood security plans

start off with are roar!!!!!! and then are dismantled after about 2 years. Any offsite security plan needs to be drafted by and attorney and be approved by the City of Madison Attorney. There needs to be substantial money behind it. Coming

from the City, the **salvation** army and private landlords. I like the Salvation Army's strategy; they defer any commitments to any offsite security assistance to the neighborhood. They want to get approval at planning commission. And then they have

all the leverage in the world in discussing any neighborhood offsite security plan. The neighborhood security plan should come **first** before any planning commission meeting on October 28th. The neighborhood does not care at all about

the salvation Army needing a quick approval; to get there government funding. The neighborhood around this building is getting "PLAYED" and they are not happy. Getting planning commission approval on October 28th subject to a neighborhood plan

will take any leverage the neighborhood has in negotiating an offsite security plan. UNTIL AN OFFSITE SECURITY PLAN IS APPROVED BY THE CITY AND IN PLACE; THERE BE NO PLANNING COMMISSION MEETINGS AT ALL. It is disrespectful to the people

who live in the neighborhood. I know the Salvation Army is in a rush BUT THE NEIGHBORHOOD DOES NOT CARE!!!! Postpone the planning commission meeting and lets take the time to get an offsite security plan that's RIGHT FOR EVERYBODY. Rick Mcky



From: **Steven Maerz** <[sjmaerz@gmail.com](mailto:sjmaerz@gmail.com)>

Date: Tue, Oct 8, 2019, 11:36 PM

Subject: Salvation Army Proposal

My name is Steve Maerz, and I have lived at 638 East Mifflin Street, directly across from The Salvation Army, for 30 years. For the last 15 of those years, problems at The SA have been continually escalating. My first attempts to work with The SA to improve the situation got little attention. The SA leadership told me that they wanted to be good neighbors, but “we were here first”. Around 2009 I finally contacted our Alder and she arranged a meeting between herself, SA leadership, a representative of the Mayor’s office, a police representative and myself and a couple of other neighbors. We had a long discussion about all of the problems we were dealing with and what could be done to mitigate them. The suggestions that my neighbors and I came up with included:

- Hiring a security guard to patrol the SA facility, and particularly the parking lot
- Installing garbage cans at the four corners of the parking lot
- Restricting access to the parking lot
- Blocking off the last three rows of parking closest to East Mifflin Street
- Installing security cameras to monitor the parking lot
- Having SA staff wear clothing identifying them as employees
- Improving lighting in the parking lot
- Discouraging guests from hanging out just off SA property to socialize with non-guests
- Distributing a card with SA staff contact information to immediate neighbors

In the end, we got one garbage can installed near East Mifflin Street. The SA always expressed a desire to be a good neighbor, but they said they could not control what happened off their property, and they could not afford proper security. They claimed that their staff monitored the parking lot, but every time something happened in the parking lot, it was up to neighbors to report it to The SA or police.

As the years have gone by, problems continued to worsen, neighbors continued to complain, and police were called routinely. Each time SA leadership would propose a new development, we would all meet again and hash over the same issues, and The SA would continue to express their desire to be a good neighbor, but any effort to curtail problems would be temporary or winter would come and things would quiet down.



After the last expansion proposal a couple of years ago, SA staff and TLNA leadership agreed to meet with neighbors to try to address problems again. I attended a few of the meetings and shared our experiences of people defecating on our lawn, constant fights and screaming matches on and off SA property, large groups of people hanging around just off SA property smoking, drinking and using drugs, regular drug deals, and SA guests and their acquaintances berating and threatening neighbors when politely asked to stop throwing their garbage in the street. The SA said they would look into security and improving monitoring of their parking lot, but in the end, a security guard was too expensive and there is no real-time monitoring of the parking lot, except by neighbors.

Now we have new leadership again at the SA, and a new proposal that would greatly expand the capacity of the facility and include housing and what sounds like a lot like a \$7/night hotel. SA leadership has again expressed their desire to be a good neighbor and stressed the importance of the service that they provide. However, when asked about increased staffing or their operating budget going forward, they haven't got any answers. It sounds as if they actually intend to "do more" with their current staffing and budget. The goal appears to be to get the City and County to help fund their expansion and figure out the details later.

The current facility is deficient, clearly, and the need for the services that the SA provides is undeniable, however that doesn't absolve them of their responsibility to actually be a good neighbor. The housing facility at Tree Lane was declared a public nuisance after just a fraction of the problems that The SA has had. The neighborhood would never tolerate the kind of problems we are dealing with from any other business, and neither would the City. We literally can't sit on our porch with our son to relax and read a book in the summer without exposing him to drug use, public intoxication and profanity laced screaming and fights. I understand these problems most affect those of us living in close proximity to the SA, but this affects our entire neighborhood to some degree, and we really shouldn't be expected to tolerate this.

The problems that we have been enduring are not going to be solved by a better facility. The SA is understaffed, under-financed, and poorly managed. The people who are causing these problems are hanging out on the street, off of SA property, because they don't have to follow the rules there. A nice facility isn't going to change that. In reality, a new facility that serves 3-4 times as many people is very likely to make things considerably worse, not better. The problems that have been happening on State Street have already started to move to our neighborhood, and I shudder to think how much worse things might get with such a large facility in a residential neighborhood.

The Tenney-Lapham neighborhood should not be expected to bear the responsibility of housing all of Dane County's homeless population, and concentrating all of these services in one small area of the isthmus is a recipe for disaster. What will be the impact on our neighborhood schools? Most developers come to steering committee meetings with impact studies on shadows, and traffic, but has The SA done

any studies on the resources required to educate all of the students they will bring to the neighborhood? What will the impact be on the businesses we are trying to attract to East Wash?

I am particularly troubled by the housing element and the pseudo-hotel that is being proposed. If The SA can't manage their current facility, why should they be trusted to manage rental property? Wouldn't it make more sense to have a developer build an affordable housing apartment building on the adjacent lot? It doesn't make sense to have transitional housing, affordable housing and a shelter all on one small lot in a residential neighborhood. The only reason for including housing in this plan is for the funding they hope to get. If more affordable housing is the goal, leave it to an experienced developer to do it, and manage it. If The SA wants to rebuild their facility on their current lot, they have the right to do so. However, the City, County or State should not be funding an expansion of a poorly run facility that is already eroding the safety, security and quality of life of our neighborhood.

I am not worried about the value of my home as I never intend to sell it. We love this neighborhood and our neighbors, and we want to continue to watch our neighborhood grow and thrive and be a part of it. We take the good with the bad as our neighborhood grows and evolves, but I think it's reasonable to expect that we can sit on our porch, or walk down to the grocery store or up to the Farmer's Market without having to constantly worry about what is happening across the street.

I would strongly urge my neighbors on the Tenney-Lapham Neighborhood Association to oppose the expansion of The Salvation Army as proposed.

Thank you,

Steve Maerz

638 E Mifflin Street

Chad Mulcahy <mulcahy6@charter.net>

Tue 10/1/2019 4:35 PM

Hello Mr. Heck,

Im writing you to express my opinions regarding the proposed expansion of the Salvation Army facility.

First a little about my background. I am a new resident of Madison's Tenny Lapham neighborhood . We (wife and 16 year old son) have purchased a home at 24 N Few St. and moved in early June of this year. I suppose I represent the growing population of middle aged professionals moving to the increasingly desirable Isthmus. I was a long time resident of Cottage Grove working nationally in the food industry. My wife Christie is a long time employee of the UW Children's Hospital.

Within the first week of living at our new home I was surprised at the amount of homelessness in the area. I quickly had to contact the police to report a homeless man stealing property off of our front porch . ( I witnessed this with our Nest Security camera). The police officer was great and quickly found the person and returned my stolen boots . A couple weeks after this we were awoken each morning by a homeless woman who likes to sit on our porch steps and talk to her self. This was followed by another person who appeared to be homeless waking us up at midnight banging on my neighbors car like a drum out side our bedroom window . Then last week our camera caught someone trying to steal my sons bike off of our porch. It was luckily locked up well.

One of the best aspects of living in this neighborhood is walking the dog and quickly walking to many of the available restaurants, bars, music events ect. During our walks we quickly realized walking down E. Mifflin behind the large apt building near the school was not the safest- frequently getting harassed and kids that lived in the building blocking the sidewalks . Further down the way we quickly learned to avoid the area around the Salvation Army. Hard core drug use and a small crowd of homeless people screaming at each other (one of which was defecating in the bushes) . This is clearly not a safe place and the people that live across the street have informed me its really bad.

I think my point is made. This area is going through a healthy and much needed resurgence economically. This is imo good for the city and everyone in the area.

I had to use a similar shelter as a child when my mother was a victim of domestic violence. ( not homeless but needed a safe place). So I completely understand the need for such

facilities. I completely support the city and state doing everything possible to help make these places available. The issue I see is that the Isthmus ( Tenney-Lapham in particular ) has taken on a disproportionate amount of these sorts of facilities for the city of Madison. Having experienced the need for such a facility I cannot imagine having to seek refuge in huge facility that they are proposing . This multiplies the problems and safety concerns of the people in need as well as the people in the neighborhood. The police and city cannot control the problems now. How will they handle a facility 3 or 4 X the size?

Maybe Im wrong but I thought other metropolitan areas have learned that building large facilities doesn't work. Chicago and Milwaukee have many examples. Why not smaller facilities evenly scattered throughout the city? Why not move a larger facility away from the heart of the isthmus neighborhood? Are there not less expensive options in less expensive real estate districts? Why isn't shorewood hills an option? At least they are closer to hospitals and services. Imo not only is this a poor financial decision but it puts the burden disproportionately on my neighborhood. Hurts property values in a place that has finally starting to rebound.

This neighborhood was the worst Madison had to offer for much of my life . Why would our city leaders get in the way of such progress? Please do more to continue the economic and social growth in this area. I and many others will leave if this goes through. That facility probably should be rebuilt , but not into a larger facility. How about just fixing the problems that exist now , make the neighborhood safer, instead of making the problem bigger ?

Thank you for considering my opinion. I'd be happy to discuss this over the phone. Unfortunately I was not able to attend the meetings for this proposal.

Respectfully,

Chad Mulcahy

24 N Few St

Madison, Wi 53703

Patty Werner <pkwerner51@gmail.com>

Tue 10/1/2019 1:04 PM

I am a neighbor of the Salvation Army and see on a daily basis the impact the shelter has. It is clear that the shelter is doing very positive and needed work in housing vulnerable women and families. It is tragic that the shelter must turn away so many people due to lack of capacity.

With the women and families seeking housing however, the shelter also attracts "the sharks," predators following this vulnerable population. These predators roam our neighborhood. For example, the two men been sought for the recent north side killing were almost certainly in our neighborhood the other day—either they or their identical twins. Why were they walking the neighborhood? What brought them here?

As a person who walks daily and at various times throughout the day and evening, I have developed a good sense of who's from the neighborhood and who's not. I also see the drug deals happening, certain cars coming and going, graffiti and other vandalism, and so on. These are people coming in to our neighborhood to prey on the vulnerable.

This presents a dilemma. On one hand, the Salvation Army is doing work of great importance and need. On the other, its work attracts the sharks, and the sharks will destroy the neighborhood. The Salvation Army can't or won't stop these people, and city police are unable to adequately address the issue.

To this already challenging situation, should we further concentrate the vulnerable population and thus attract more predators? Or is a far better solution to dilute both populations?

The Salvation Army owns some very valuable pieces of land. Why not consider this? Build a new, truly functional shelter on part of the current property to house certain parts of the current population and sell the other pieces of land in order to buy less expensive land for a second shelter development in a different location. By selling parts of the current, very valuable tract, this frees the area up for further development which will add to the city's tax base. The current issue of lack of policing is because of budget, and a clear way to help budget constraints is by increasing revenues. It does not make sense to take one of the priciest properties in Madison and dedicate 100% to a non-revenue generating

enterprise. Why not devote part only to the shelter and part to further commercial development?

The Salvation Army clearly does good work for those who need its services, but it must also be a good neighbor. Why would the Salvation Army want to shelter vulnerable people in an increasingly drug and crime/criminal infested neighborhood? Part of the Salvation Army's work has to include the assurance that its immediate neighborhood is also a safe, pleasant place to be.

Patty Werner

201 N. Blair St.

De Minter, Michael <michael.deminter@imperialblades.com>

Tue 10/1/2019 9:50 AM

Good morning Patrick,

I want to express my stand on the Salvation Army. I am 100% against the Salvation Army project. I've owned property in this neighborhood for over 19 years and they have been a terrible, horrible neighbor. We have had meetings with them trying to work together to fix the issues and they have promised they would do better and make it a great neighborhood again. But the opposite has happened. It continues to get worse. They have made no effort whatsoever. I'm sick of having the burden and expense to fix and repair everything that has been broken. I've had my basement broke into 3 time, a basement window kicked in once, cars broke into 3 or 4 times, I'm always picking up garbage, Calling the police to get their tenants friends, boyfriend and family off my front porch, Fighting with them to stop using my outlets to charge their stuff, and Always dealing with the noise, drugs and fighting.

I've been to the meetings for the new development and their security plan is a joke!!!! Their plan is to keep those people we are having issues with outside of their property. There was no mention of what they are going to do with the people that follows their tenants and sit outside waiting. It is obvious they are do not care about the neighborhood by their presentation last week. They are not listening to the neighbors just like before...

Our taxes continue to go up with no consideration of what this neighborhood has and does put up with and like I said before the burden of costs we have to spend to fix and maintain things that get destroyed.

PLEASE STOP THIS PROJECT NOW..... For the safety of this neighborhood.

Thanks,

Mike

**MIKE DE MINTER**

**REGIONAL ACCOUNT MANAGER**

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michael.deminter@imperialblades.com

Kyle Ripple <kylerripple1126@gmail.com>

Mon 9/30/2019 12:19 PM

Dear Alders,

I'm writing to you to share my thoughts regarding the detrimental impact a Salvation Army (SA) expansion would have on the immediate neighborhood around the Salvation Army site at 630 E Washington Avenue.

I am a homeowner at Dayton Row located across East Mifflin from the Salvation Army parking lot. As an engaged member of the neighborhood, I attended all Tenney-Lapham Neighborhood Association meetings regarding the proposed expansion of the Salvation Army. It feels like the concerns of the neighbors in close proximity of the Salvation Army aren't being heard and therefore not being addressed. At no point during any of these neighborhood meetings has the Salvation Army nor the City presented a plan for how to address the current issues in the neighborhood that include drug use, public urination and defecation, fighting, loitering, disturbances and safety issues. To be clear, my issues are not with the need for services that help those dealing with homelessness, mental illness or drug abuse. My issues are with the negative impact an expansion would have due to the SA and City's lack of commitment to addressing existing problems. Until the SA and the City demonstrate to me that they are able to make progress addressing these issues, there is no way I can consider supporting an expansion project.

Substance is lacking in the plan provided for how the SA will be able to adequately operate a building 3X's larger and house more than double the clients they currently assist. I understand the need to provide assistance to this population, but an expansion of the SA isn't the answer. They haven't shown the neighborhood that they are able to adequately manage their current facility and a shiny new building isn't going to solve the problem. The SA's proposal could be better received if they were able to point to successful steps they've taken to address the current problems. They can't because they haven't. The drug use, public urination, fighting, disturbances, etc that take place just outside my property is still going on. I fear this project is only going to add to the problems.

If the City of Madison is going to consider supporting this project, it is the City's responsibility to help address the current issues in the neighborhood as a result of the presence of the SA. I am significantly disappointed in the City's lack of action to date. I've seen no reduction in drug dealing, fighting, trespassing or vandalism in the surrounding area. My husband was harassed



by a young man on our property a couple weeks ago. He called the non-emergency police number and was told the community officer would be following up with him. That never happened. How can we feel safe in our neighborhood or support the SA project when it seems no tangible progress has been made by the city or the SA to address these issues?

This proposal also includes an apartment building for transitional housing. The SA's ability to address potential problems caused by tenants paying rent will be further limited. If the Salvation Army can't prevent drug use and violence on their current property, how do you expect drug use, violence and other issues to be addressed within and around an apartment building?

It feels like we're getting the cart before the horse. I understand that there are current needs for services to help this population and affordable housing in Madison. I see myself supporting a phased expansion of the SA with milestones that they must meet demonstrating proficiency operating their facility and contributing to the resolution of neighborhood issues stemming from their organization. What I cannot support is any increase in facility size or increase in the number of people housed at SA. Why does this need to be the project to address homelessness and affordable housing? Why approve a project and hope that things will be figured out later? Figuring out how to handle the expansion, establish plans for addressing neighborhood impact and economic impact to the area is especially important when an organization and property has such an extensive history of issues. Past performance is often said to be the best predictor of future performance. If this plan moves ahead without the SA and City establishing a history of addressing current issues and building relationships with the neighborhood, I fear the future a SA expansion would bring for the neighborhood and would have to strongly consider whether continuing to be a resident of the neighborhood is in my best interest from both safety and property value.

I feel helpless because no progress has been made by the SA over the last 3 TLNA meeting to demonstrate they understand the issues and are committed to lasting neighborhood engagement. They said at the last TLNA meeting that they are moving this project forward in order to have a chance being awarded funding by the City. The funding should not be driving the approval process for this type of project. The focus should be on solving current issues and building a stronger relationship with the neighborhood before considering any type of expansion. What incentive is there for the SA to address issues and build relationships with the neighborhood if the funding is approved? The SA has had ample time to demonstrate to the neighborhood that they are vested in improving the relationship with residents and improving safety issues. The SA has not done this and as a result the SA proposal does not warrant approval.

I believe the following are needed before considering any type of SA expansion project:

- **The City and the SA must address and reduce offsite safety and security concerns before the project moves forward.** As a resident of the neighborhood, I have seen no action from the SA or City to address the current issues. This I believe is the root-cause of neighbors not being open to considering an expansion project. The SA and City need to demonstrate commitment to solving current issues through action and success. This will build support for the project unlike the status quo.
- **Salvation Army demonstrating the ability to manage their current facility and articulating a clear vision and plan for operating a new facility.** To date the SA has not demonstrated the ability to effectively manage their facility. It is commonplace for fights and drug deals to occur in the SA parking lot and surrounding area. These instances are visible and impact the neighbors in close proximity. Some neighbors won't walk E Mifflin Street due to the concerns of safety and what will be encountered. I don't find this acceptable and I imagine most of you wouldn't find this acceptable in your neighborhoods.
- **A security plan for the project's exterior spaces must be vetted by representatives from the surrounding neighborhood and the neighborhood association should be included in the conditions of approval.** No security plan has been shared with the neighborhood to address exterior spaces on the SA property or surrounding neighborhood. The only "security" plan provided by the SA so far is the addition of hall monitors on a couple floors of the proposed new building and "lots of glass" so people can see what's going on outside the facility. This is not a plan that the neighborhood will solve the concerns raised by residents living nearby the SA. Let's work to develop a meaningful plan that can be implemented and evaluated with metrics.
- **Neighborhood impact study to evaluate the effects of an SA expansion and development of a plan to address safety concerns.** The goal of the SA is to increase the facility size, number of services offered and addition of affordable housing to their location. This will bring more people with mental illness, drug/alcohol addictions, etc. into the neighborhood thereby increasing issues in our neighborhood. How will the SA and the city address these issues? What additional resources will be needed? How will the SA and City stay engaged with the neighborhood residents to evaluate the effectiveness of any plans implemented to reduce crime, drug use, etc.?
- **The SA and MPD must supply full police and fire calls for service report to the neighborhood association each month, indefinitely.** We as a neighborhood, city and the SA cannot be successful without consistent review of metrics. These metrics are critical to identify areas for improvement and have meaningful dialog. These metrics can also be used to justify additional resources which are currently lacking to resolve the current issues.

I appreciate your time and your consideration of my concerns as the SA expansion proposal comes before you for consideration of approval and awarding of funding. Please let me know if you have any question or would like any clarification on the issues raised.

Best Regards,

Kyle Ripple

Anonymous by request of writer

Fri 9/27/2019 5:24 PM

**At the meeting last night we learned some things of concern to us:**

-The **Salvation** Army shelter currently, and as proposed, provides no services for homeless men in our neighborhood. This makes no sense, since they are the main cause of the crime and problems in the neighborhood around TSA referred to by the neighborhood residents who spoke last night.

-No taxes are being paid by the Salvation Army. The land is valuable and could be sold to developers for residential and/or commercial buildings that will generate taxes for our city.

-It's safe for women staying inside TSA, but not safe for some of them when they go outside where drugs are being sold right outside TSA and they have to deal with men they are trying to avoid.

-There is no security currently or planned for the blocks surrounding TSA to deal with the men who hang around the facility and in the nearby area.

-Several homes near TSA are used for shelters or group homes. Increasing the capacity at TSA puts too many needy people in our neighborhood.

-The residents who are most negatively impacted by the behavior of the homeless and/or mentally ill reside roughly within 4 blocks of the TSA.

-Mental Health services at TSA and the surrounding shelter/group homes are inadequate.

-It comes down to money. The man from the architecture company said the proposal can't be delayed for further discussion to look at other options due to the deadline for getting funding. It sounds like the TSA proposal is a done deal.

**The neighborhood members who spoke made some very valid suggestions we agree with:**

-TSA should sell the current facility and use the money to build an improved facility away from the downtown area where property is less valuable. The city will benefit from increased taxes if tax generating developments are built on the current site.

-Put the new TSA in an area where the residents of the shelter will be away from the residents of the other shelters/group homes in our neighborhood.

-The TSA could use money from the sale of the current facility to provide enhanced mental health services for their clients.

-More security is needed in the blocks surrounding the current TSA.

In addition, we feel job training and counseling needs to be provided to the clients of TSA to help end homelessness and TSA needs to provide more services for the homeless men in downtown Madison. Why is the proposed shelter only for women and children?

**From Same Anonymous Neighbor as above:**

Dear Alder Patrick Heck,

We reside at 825 E Mifflin Unit 1012 and have concerns about the Salvation Army proposal. A major concern is the unacceptable and often illegal behavior of the people who hang around the Mifflin side of the Salvation Army and in other areas of our neighborhood. We have witnessed and reported to the police illegal activities we've observed in Reynolds Park. It upsets us to feel unsafe in our own neighborhood. We have no evidence that the people involved in such behaviors are from the Salvation Army

facility but we believe our neighborhood will possibly be negatively impacted by an increase in the number of residents at the Salvation Army facility. We are in support of the proposed improvements which will provide improved facilities and services for woman and children, but we are against adding housing units for non-shelter clients and against the separate apartment project.

Another concern we have is the lack of maintenance at the Salvation Army site. The current facility and grounds are an eye sore. The building needs to be improved or replaced, the grounds need to be better maintained and the landscaping attended to. If the current facilities are poorly maintained how will they manage the upkeep on an expanded facility?

For the sake of the residents in our neighborhood we ask you to take our opinion into consideration when deciding on the Salvation Army proposal. As stated above, we are in support of the proposed improvements which will provide improved facilities and services for woman and children, but we are against adding housing units for non-shelter clients and against the separate apartment project.

In addition, we thank you for supporting the alcohol ban in Reynold's Park and for the removal of the picnic tables.

Respectfully,

Name and address redacted by request

with lower income residents. The redevelopment would also include a 3-story apartment project comprised of affordable and market rate units, with most expected to be for residents with income lower than the Dane County Median Income. The upper floors of the shelter structure would include transitional supportive housing units for non-shelter clients who can afford to pay nominal rent.

Those who want to weigh in on whether or not the shelter and housing components should be sited elsewhere will have their voices heard, including through opportunities for written comments at the steering committee meeting.

From Patty Prime:

September 27, 2019

Re: Salvation Army proposal

Here are aspects of the Salvation Army proposal that I find favorable to the neighborhood, particularly in comparison to the existing facility:

- Elimination of the adjacent parking lot. The parking lot has been an eyesore and a collection point for people and their things over the years. It's unprotected and not infrequent place for problems.
- The new campus will have housing facing the neighborhood, a huge improvement over the current parking lots.
- The entry points for the new buildings will be on N. Blount St. and E. Washington Ave.
- The expansion and design will facilitate guests being able to enter the courtyard, and hopefully stay within while they are waiting for the shelter to open. The building provides many spaces that allow for guests to stay that is not a sleeping area. This is compared to the current situation where guests who wish to smoke or just be with others must go outside.
- Compared to the current building, the new design will provide a far better look. It's updated and modern. Being new, hopefully it will be more efficient and have more sustainable characteristics.

These are aspects of the proposal that I am concerned about:

- The biggest problems over the years has been the seam between the Salvation Army and the neighborhood. While the building design will improve the security of the neighborhood, and the security plan includes two employees, I would like to see something more robust. I would like to see a partnership between city services and the Salvation Army coming together to provide a presence on the border, to discourage bad actors who prey on the Salvation Army guests, and create an unsafe environment in the neighborhood.
- I am encouraged by the affordable housing in the apartments proposed on Mifflin St. However, there is an unmet need for family housing. I would like to see more 2 bedroom apartments included in the design.
- With the Beacon day shelter across E. Washington Ave., there are people crossing a busy highway, particularly during the busiest times of the day. I would like to see the project team work with the city on a safe crossing plan.

In addition, some aspects of the proposal were not addressed, but I would like to see included:

- Bicycle parking for both the shelter and the apartments.
- Sustainability plan. With recent flooding, I would like to know what the impact of storm water run-off will be. Assure proper drainage away from adjacent properties.

- I hope that landscaping will also include canopy trees to provide shade and improve the overall feeling for the campus.

Thank you for an opportunity to provide feedback.

Patty Prime



Kyle Ripple <kylerripple1126@gmail.com>

Thu 9/26/2019 9:32 PM

Hi Patrick,

I'm a homeowner at Dayton Row and I attended the TLNA meeting this evening and left feeling helpless. It feels like the neighborhood's concerns aren't being heard and therefore not being addressed. This is the third meeting I've attending regarding the SA project and every meeting is a regurgitation of the same thing.

There's no substance to any plan provided for how the SA will be able to adequately operate a building 3X's larger and house more than double the clients they currently assist. I understand the need to provide assistance to this population, but the SA isn't the answer. They haven't shown us that they are able to adequately manager their current facility and a shiny new building isn't going to solve the problem. The SA's proposal could be better received if they were able to point to successful steps they've taken to address the current problems. They can't because they haven't. The drug use, public urination, fighting, disturbances, etc that take place just outside my property on E Mifflin is still going on. I fear this project is only going to add to the problem.

If the City of Madison is going to consider supporting this project, it is the City's responsibility to help address the current issues in the neighborhood as a result of the presence of the SA. I have been significantly disappointed in the city's lack of action to date. I've seen no reduction in drug dealing, fighting, trespassing or vandalism in the surrounding area. My husband was harassed by a young man on our property a couple weeks ago. He called the non-emergency police number and was told the community officer would be following up with him. That never happened. How can we feel safe in our neighborhood or support the SA project when it seems no tangible progress has been made by the city or the SA to address these issues?

As was stated many time at tonight's meeting, it feels like we're getting the cart before the horse. Why approve a project and hope that things will be figured out later? Figuring out how to handle the expansion and economic impact to the area is especially important when an organization and property has an extensive history of issues like this.

I understand that there is a need to provide these type of services. I even could see myself supporting a phased expansion of the SA with milestones that they must meet demonstrating proficiency operating their facility and contributing to the continued resolution of neighborhood issues stemming from their organization. What I cannot support is any increase in facility size or increase in the number of people housed at SA.

As I mentioned at the start of the email. I feel helpless because no progress has been made by the SA over the last 3 TLNA meeting to demonstrate they understand the issues and are committed to lasting neighborhood engagement. They said tonight that they are moving this project forward in order to have a chance at the funding. The funding should not be driving the approval process for this type of project. Neighborhood buy in, demonstrating the ability to manage their current facility and articulating a clear vision and plan for a new facility should be the drivers.

I want to do everything within my ability to ensure this project doesn't move forward as written. I honestly don't know if I can remain a neighborhood resident if the plan moves head. In addition to the meeting tonight, what other actions can you recommend I take to have my voice and concerns heard before the October 28th meeting?

Best Regards,

Kyle

9/25/19

RE: Salvation Army Expansion on East Mifflin

Dear Elected Officials and Community Leaders:

I'm writing to strongly oppose the expansion of the Salvation Army. Based upon the current management of the facility, already stressed municipal resources, the Salvation Army's history, and ongoing crime in the neighborhood it is not the time or the place to expand the Salvation Army. I have deep compassion for individuals and families using their services to build a stable household, but the inability to address the negative or criminal behavior does not warrant expansion at this time.

**Current Management Issues** – Current management has been unable to take responsibility or manage actions of their guests. At the summer session at Lapham Elementary School it was eye opening to see residents witness drug deals, sexual acts, violence, littering, and harassment. Our neighbors have genuine fear because of issues they've seen or been a part of. Dramatically expanding their housing numbers will dramatically expand the negative and criminal behavior in the neighborhood.

**Lack of Resources** – This issue is relevant for two reasons.

- 1) No plan has been shared which explains how the Salvation Army will staff or maintain a much larger and costly facility. In fact, at the Lapham meeting, comments were made it's difficult to find employees for certain positions. They also shared they didn't have the resources to improve security in the parking lot. If they can't fund either of those things, how can they continually fund a significantly larger enterprise? Why would we think they can do a better job?
- 2) Madison Police and the City have already shared their resources are already maxed out. A great case study for this is the flare up of issues at Reynolds Park this summer. It took months to address issues which simply included removing picnic tables and posting an alcohol ban in the park. The Beacon continues to have similar issues with no real improvement. Festival Foods has had to change their business practices, and other businesses have also adjusted to crime and other negative behaviors. Resources are limited or are not available to quickly address issues.

**Poor Community Partner** – The Salvation Army does not align with our community's beliefs. Locally they have not been a partner to help solve the issues their facility creates. Historically, the Salvation Army has been openly hostile to the LGBT community and this history is well documented. Our community values inclusion and diversity, we can't choose to ignore history when it's convenient.

As an elected official or community representative I'd be appalled if you voted to support or remain neutral on this expansion when the local community is deeply concerned about risks associated with the development. While we need to have compassion for individuals in need, we can't increase the harm to current neighbors for the benefit of individuals not part of our community.

I would be happy to expand upon any of these topics if you'd like to contact me.

Ben Udell  
817 E Mifflin St  
Madison, WI 53703  
[benjaminudell@gmail.com](mailto:benjaminudell@gmail.com) :

Susan Baranczyk <sbaranczyk@gmail.com>

Tue 9/24/2019 7:57 PM

City of Madison Alders:

**Re: Opposition to Salvation Army Expansion, 600 Block of East Washington Ave., Madison, WI**

We are the property owners of a condominium at 624 East Mifflin, Madison, WI, almost directly behind the current the Salvation Army facility on East Washington. We are writing in opposition to the proposed Salvation Army expansion on the 600 block of East Washington. **We respectfully request that the City of Madison consider the following potential impact of the proposal on economic development and the safety of neighborhood residents, and suggested alterations to the proposal.**

We purchased our property in 2018, and our current leaseholders are young professionals. Like other property owners in the area, we have been investing in the neighborhood, which is ideally located within walking distance of the State Capitol and employers/businesses near the Square.

When we first heard of the Salvation Army proposal, we were not concerned. We purchased the property knowing the proximity of the current facility. We believe in the mission of the Salvation Army and that its clients are deserving of a remodeled facility. However, we have since learned that the proposal includes expanding to accommodate nearly four times the client volume. This is where we foresee negative economic development impacts, as well as concerns for the safety of the local residents.

**Potential Impact**

- **Safety of Local Residents – and Their Desire to Remain in and Invest in the Area – Is at Risk.** In the short time our leaseholders have been at 624 East Mifflin, they have had multiple car break-ins and attempted car break-ins. Clients of Salvation Army regularly shout at passersby and each other. Visitors to our condominium have witnessed open drug deals on the street. Nightly, there are one or more emergency response vehicles with sirens and lights in the Salvation Army parking lot. Noise is also an issue in the parking lot behind the Salvation Army, where clients congregate. An expansion to accommodate four times the clients would be detrimental to safety and further investment in the area. The proposal does not include any assurance or plan to address the increase in safety concerns and emergency situations we see today and which would multiply.

As mentioned earlier, we do not oppose the Salvation Army proposal in its entirety. We believe that with the following alterations, the Salvation Army clients would benefit and the current area residents and property owners would not be impacted negatively.

**Suggested Alterations to the Proposal**

- **Distribute the Capacity for Increased Services Across All Madison-Area Salvation Army Facilities.** The Isthmus and East Side have reached a high concentration of service

and other shelters. While some small percentage increase in capacity may be reasonable at the East Washington facility, nearly four times the current capacity is unreasonable.

- **Locate the Parking Lot/Entry Area to solely the business side of the block and away from the residential sides.** By moving the parking lot entrance to East Washington Street and fencing or walling off the remainder of the property, the local residents will be buffered from harassment/shouting and will experience less of the nighttime disruptions from the frequent emergency response situations.
- **Require a Plan for the Security of Local Residents.** To help prevent break-ins and harassment of passersby and local residents, require on-site security guards at the Salvation Army facility

We appreciate your consideration of these concerns and look forward to your reply.

Sincerely,

Susan and Rick Baranczyk

[sbaranczyk@gmail.com](mailto:sbaranczyk@gmail.com)

Terry Buss <tbuss@edchase.com>

Mon 9/16/2019 11:09 AM

My name is Terry Buss. I currently live in Appleton, WI and own a contracting business in the Fox Valley. I am 65 years old and my wife and I went to school at Madison and have family in the area. We have always been fond of Madison and are looking at the possibility of retiring in or around the city. We both enjoy city life and were greatly impressed with the progressive development the city has made to the near east side ( Silvee, AM Fam, Festival Foods, Apartments, Hotels, Bars, Restaurants, a new music center for youth is under construction, and Breeze Stevens Field). The area is offering a new vibrant feel to this neighborhood, which historically has been pretty bleak. We were definitely attracted to this area and decided to buy a one-room condo in the Starliner development so we could spend time in this community and sort of “get our feet wet” with the goal of possible retirement within the next few years.

I was aware of the Salvation Army location and did not have any concerns, as I suspected that this organization was providing a valuable function to families in need and for that should be lauded. What we didn't realize was the periphery environment that it seemingly attracted. As we walked up Mifflin Street to the square we would have to walk through groups of people, swearing, being aggressive, asking for drugs and they were, in fact, just outside the Salvation Army parking lot. Then we also noted a growing presence of groups of people accumulating at the park picnic table across the street that were drinking, swearing, being generally intimidating. I understand that a temporary drinking ban has gone into effect, the tables were removed and this has appeared to help that situation recently.

Frankly, I did not know what the correlation is or was between all the bad behavior that appeared to be centered around the Salvation Army location. I still don't know if I completely understand that, although, I was a bit surprised to hear the people were housed but sent out in the morning. Many went to the Beacon, others I am not so sure. At any rate, it appears to me that the Salvation Army does a good job of providing emergency shelter, however, does not provide rehabilitative services, counseling, or security. I learned that their purpose is to provide shelter for homeless women and their children and that they are not equipped to handle all of the people that need these services. It is a temporary shelter. More of a “stop gap” for those who are in desperate need.

I have been trying to follow the 25 million dollar expansion project. It appears that the development will allow housing of approximately 3 or 4 times the amount residents. Some transitional housing at a small cost, increased space for single mothers and children, and emergency shelter. The campus is supposed to have mental health facilities, medical facilities, a gym, and a chapel. It appears to be an admirable undertaking if it can be well managed, and does not add security issues to it's neighbors. But, if it is not well managed it will add to security problems in the neighborhood, and be detrimental to positive family growth around the area. I do not foresee families, especially with children, moving into this area given the growing bad behavior that is present. If the Salvation Army site contributes to this bad behavior then we should put the brakes on this development.

I really don't see why we should mass people of different needs ( some in need because of situations with those with mental health, addiction, or just chronically homeless). I would think it would make sense to develop separate facilities for each group, and build separate specialized units in various communities to fit those needs. My concern grew when I attended a neighborhood steering committee meeting that had members of the Salvation Army present. I was taken aback that there appeared to be no real plan for security of residents and neighborhood, they did not have real answers about how they would be serving mental health or addictive issues. Other than changing the layout of the buildings, they had no operational plan that they could share. I began to wonder if the Salvation Army is the logical partner for such a massive undertaking, or whether other entities may be better suited for such a task.

So there should be some questions that need addressing prior to pushing this through.

Is it a good idea to mass together people of different needs into one campus?

Does the Salvation Army have any culpability when it comes to security of the neighborhood?

Who are people that are creating the bad behavior in the neighborhood, and are they connected to the Salvation Army Location?

What is their Operational plan to deal with different populations massed together ( transitional, single mothers, chronic, mental health, addictive)?

Is the Salvation Army the right partner to handle such an undertaking that will serve such diverse needs?

Finally, what vision does the city have for this area? I understand it is important to serve the homeless population, but it is also important to uphold the welfare of all families and neighborhoods.

Thank you,

I would appreciate any response at your convenience.

Terry Buss

Diane Carol Gooding <dgooding@wisc.edu>

Sat 9/14/2019 12:15 AM

Dear Alders:

I am writing to you as a home owner who lives relatively close to the Salvation Army. Unfortunately due to work I was unable to attend the Sept 11th mtg regarding the Salvation Army proposal. However I am writing to express my opposition to the plan to expand the Salvation Army at the proposed site. Unfortunately, due to the Salvation Army and the people who visit those residing there, I frequently find myself avoiding the 600 block of East Washington Avenue and indeed, trying to find alternate ways to enter my 819 E. Mifflin Street address. The people from the Salvation Army frequent the area outside Festival Foods and create disturbances, panhandling, or simply intimidating others. I really fear that expansion of the Salvation Army would create more challenges and even greater safety hazards. As someone who was born and raised in the Bronx, New York, I do not scare easily. However, as a single woman in my mid-50s, I purchased a condominium in this Near East neighborhood in the hope of having a safe, enjoyable near-downtown vibe.

Please note that I am an avid fan and supporter of The Beacon. However, I believe that our neighborhood has reached its saturation point.

Thank you for your attention to this matter.

Sincerely,

Diane C. Gooding, PhD

819 E. Mifflin Street Unit 308

Madison, WI 53711



Kevin Luecke <kluecke1@gmail.com>

Fri 9/13/2019 9:32 AM

Hello All.

I want to voice my strong support for the Salvation Army proposal for an expanded shelter and apartments at their current location on East Washington Avenue. Contrary to what you may hear from others, the Tenney Lapham neighborhood is not "overburdened" with shelters and services for people suffering from homelessness or other issues. In fact, our neighborhood is the perfect place for a shelter like this because of its proximity to downtown, transit, and other destinations that people need to reach - this is why I live here with my family.

There are certainly issues that the Salvation Army and City need to *cooperatively* address related to loitering, public drug use, and other issues on public property outside the current facility. However, these issues can be addressed, and should not be a barrier to building a facility that makes better use of the land and can better serve users of the shelter. If anything, my primary concern is that the current proposal is not dense enough and includes too much parking.

Please support the Salvation Army's proposal while also ensuring that the City works cooperatively with the SalvationArmy to address the issues and concerns of neighboring residents.

Thank you,

Kevin Luecke

121 N Ingersoll St

--

**Kevin Luecke**  
**[kluecke1@gmail.com](mailto:kluecke1@gmail.com)**

shauna koszegi <shauna.koszegi@gmail.com>

Thu 9/12/2019 4:42 PM

Hi there,

I live near the Tenney-Lapham neighborhood and I want to express my support for the Salvation Army proposal. I'm a librarian in Madison and have worked with folks who utilize services like the Salvation Army for years. It has been increasingly difficult to serve patrons who are experiencing homelessness or are in need of other basic resources to survive or live comfortably. Madison doesn't currently have enough space/capacity/social organizations and shelters on the east side, and our public libraries can of course only do so much. This redevelopment would be a **tremendous** opportunity for our city, so that we can take better care of our citizens. I have neighbors and friends who are equally excited, and I hope that the proposal is approved and executed as soon as possible.

Thanks for your time,

Shauna

Riedel, Justin R. <Justin.Riedel@cunamutual.com>

Thu 9/12/2019 9:04 AM

City Leaders,

Good morning, hope all is well! We had informal meeting on the captioned proposal last night and were encouraged to message our city leaders. So here we go...

Let me preface this with I don't expect a response back. I also know housing and services for low income households and homeless are a priority for Madison and I have certainly read the theories on how these help the overall community. Everyone also agrees helping women and children in awful positions is right to do, so please don't take my comments as against that. I will try to keep this as professional and fact driven as I can so please forgive me if there is a some tone in it.

Background:

My name is Justin and live with my wife in the Colony Condos neighboring the current Salvation Army. I went to school at the UW and after some years working in Chicago we moved back to Madison where I always wanted to live. My wife works in the School District and I work for a CUNA on the westside. We are hard working and pay an extremely large amount of taxes to live here. I am no politician, but I would assume you are looking for young working class families like mine to occupy or move into your districts instead of driving them out.

The Salvation Army is pretty big issue in the life of my family. Going back 6 years ago when I moved into the building/neighborhood I had no idea how much frustration the Salvation Army and its visitors/customers would cause in my day to day life. So much so, I would have never moved in and to be honest, is the reason my property is for sale. What is even more concerning is I have had my unit for sale for over 4 months while reducing the price from market rate to below assessed value with no offers. Feedback is always "your unit is beautiful but....".

Issues:

- Taxpayers/Homeowners/Business owners leaving the area dramatically bringing down values and reversing the investments recently put into the area.
- Building brings the following:
  - Crime:
    - Sexual Assault/Assaults
      - Have called the police after witnessing a male customer/visitor knock out an elderly woman in front of our building
    - Stabbing
      - [https://madison.com/wsj/news/local/crime/woman-arrested-for-allegedly-swinging-screwdriver-at-other-woman-madison/article\\_d0f5d0b4-8cdf-5ab0-8ef7-492faa79e865.html#1](https://madison.com/wsj/news/local/crime/woman-arrested-for-allegedly-swinging-screwdriver-at-other-woman-madison/article_d0f5d0b4-8cdf-5ab0-8ef7-492faa79e865.html#1)
    - Have called the police on multiple domestic disputes happening outside our building, some with children
    - Police/fire/ambulance calls – During the meeting a 69 page (35 calls per page) log of police calls over the past year was presented (no not all of these are SA related - I understand that)

- Vandalism:
  - Tags on buildings
  - Fencing – See pictures
- Loitering (see pictures):
  - Have picked up the following in our yard – Used condoms, tons of liquor bottles, and even used tampons/pads
  - One time my wife picked up a stroller that was flung over our fence and returned it to their front desk to be verbally abused by the staff
  - We have seen customers tell their children to throw trash over the fencing onto our driveway instead of walking 20 feet to the garbage
- Trespassing (see pictures):
  - Have had to call the cops of men/women smoking/drinking in our lobby or even going on people’s porches
  - Called the cops on suitcases being left in our yard
  - Children/Adults kicking over our lighting and sitting on our building sign
- Salvation Army is unable to keep up with current building or be a responsible neighbor (see pictures):
  - Customer was seen shattering bottles in the street, so I called to have them pick it up and was told it wasn’t their problem, while children/bikers/cars were running over the shards
  - Salvation Army has allowed their snow removal company to repeatedly damage our fencing with only repairing a portion of damage
  - Customers are allowed to congregate in neighboring lots/streets/sidewalks creating disturbances
- Just last week there was someone in their lot screaming the N word and F word about 100 times in five minutes while children were playing feet away
  - Customers seem to be allowed to do what they please outside of their building and in their lot, which would include screaming obscenities out loud or even to their children
  - Customers walk past our building yelling swear words or song lyrics, or even playing boom boxes
  - Last night I walked past a group of women smoking a pipe on the sidewalk
- Other areas that have broadened affordable housing has seen an extreme uptick in crime:
  - <https://www.nbc15.com/content/news/Apartment-complex-logs-over-200-police-visits-in-6-months-501398842.html>
  - <https://davidblaska.com/2018/08/06/housing-the-homeless-comes-at-a-price/>
  - Business moving/employees scared to walk to their cars

Material Questions to Answer:

1. How do they plan on curbing crime/vandalism/loitering near their building?
2. What would they do to curb congregation of visitors/customers outside of their building and in the street (cars/people/dogs/belongings)?
3. How would they add to the safety of the area?
4. What is the cost to tax payers? Not just for the expansion, but for providing the services? At the very least, tax payers pay for the police/fire/ambulance calls.
5. Didn’t low income housing just get put in down the street? Why do we need to add more to the same area? How would this not turn into another Tree Lane Apartment? (see shooting article)

### **Recommendation:**

Given how Madison works I expect this gets approved. Assume none of you live near the SA or near any of the other affordable housing units that get approved. Approve it and get applause, but don't have to live near it. During our meeting it was about an 80%/20% split with the majority against the expansion. The 20% seemed to work for the SA or live in outside areas. I get how Madison works and what the City's agenda surrounds, but at some point the City needs to work for those funding it. Watching the news there is never any coverage of how the City plans to make it more affordable for tax payers. It is just how this social program got more funding or this affordable housing unit just got approved, etc. My taxes have gone from 6-8k in just three years for my plot of air. For those that support the expansion, I would challenge them to come spend 24 hours next door to the current building. Tell me what they see and how safe they feel. My wife has me take the dog out at night cause she is scared just to be in front of our building. This is the sole reason we are moving and will no longer be a Madison resident, assuming I can sell my unit.

\*Data as of December 2018

1. City currently has 1,149 total affordable housing units after a massive investment over the last few years
2. Salvation Army currently has approximately 40 beds for single women and 22 rooms for families
  - a. They want to expand those to 60 beds and 40 rooms.
  - b. Along with that expansion add 25 single rooms and 40 studios/one bedroom apartments allocated as affordable housing
  - c. Total would bring 165 total units for affordable housing
  - d. Breese Apartments currently has 55 units allocated as affordable housing
  - e. Total within 3 blocks would be 220
3. Salvation Army/Breese/Beacon would represent around 20% of all affordable housing in 3 block of E Mifflin St. (heard they might be looking for an even larger expansion)

This is likely outdated and I am sure you have newer figures, but the fact I want to convey is there is way too much concentration of affordable housing and/or homeless services concentrated in one area, exacerbated if this is approved. My recommendation is that if they move forward with any construction it would only be a small increase to current services with no intermediate housing and no affordable housing. If approved as they propose this would create a Tree Lane Apartments on steroids. We have all seen the news recently of the increased crime in the City (most recently State St.) and I think a lot of that is how much services, handouts, and developments have been focused on affordable housing by the City. What it seems to be doing is attracting people from outside of Madison creating a need for more and more of it, and unfortunately is resulting in more crime. A project of this magnitude needs to be located in areas with direct police supervision and social services. Neither are near the 600 block of E Mifflin.

Westgate Mall seems like a good location, right next to the bus stop, clinics, and beltline. How about splitting the project up to different areas? Women's shelter here and intermediate somewhere else. Maybe see if there are some locations in Shorewood Hills, Maple Bluff, Willy, and Monroe neighborhoods . LOL.

I appreciate your time and hopefully support in this matter. If you have any questions please don't hesitate to ask.

Regards,

Justin Riedel

Colony Condos

Laurel Fletcher <laurel.fletcher@yahoo.com>

Wed 9/11/2019 9:22 PM

Dear Alders, Mayor, and City Staff:

I am thankful that the Salvation Army shelter is planning to expand and offer warm beds to more kids and adults. Children should not have to sleep in cold cars over winter or out in the rain. I was shocked to read an anonymous letter that has been circulating, "Neighborhood Concerns Regarding Salvation Army Proposal," that urges residents to speak out against plans to provide shelter and safety to those in need. This is the not the mindset or values that I want for my city.

Laurel Fletcher

**From:** Rebecca Mongeon <rjmongeon@gmail.com>  
**Sent:** Wednesday, September 11, 2019 10:33 AM  
**To:** Heck, Patrick  
**Subject:** Salvation Army Redevelopment

General Information

Name: Rebecca Mongeon  
Address: 117 N Franklin St Apt 1  
City: Madison  
State: WI  
ZIP: 53703  
Phone:  
Work Phone:  
Email: rjmongeon@gmail.com  
Should we contact you?: Yes

Message:

Hello,

I am just reading about the salvation army redevelopment, have you sent out any newsletters on the project? I am supportive. I live in the near-east very close to the sal army, I just moved in August.

Recipient:  
Patrick W. Heck



**From:** David Sibley <david.m.sibley@gmail.com>

**Sent:** Saturday, September 7, 2019 3:04 PM

To whom it may concern,

I received a letter from a "Neighborhood Action about the Proposed Salvation Army East Washington Development" urging action to "stop this from happening to protect our neighborhood."

The letter names several contacts within the City of Madison of who to contact to voice their opinions, yet does not name themselves, the authors of the letter.

Anticipating the many calls you may receive from people who hide themselves using fear and anger, I feel compelled to make sure my own opinion is noted.

I fully support the expansion plan.

I live in a condo directly adjacent to the salvation army, my windows look out onto their parking lot. It is plain to see how inadequate their current facility is to fulfill their mission.

Regardless of the "Neighborhood's" willingness to deny it, there will always be people in need who look for assistance. It's a blessing that we have an opportunity to assist them.

Like it or not, with all the new development, this neighborhood is changing fast.

The salvation army deserves an opportunity to progress alongside the neighborhood that is transforming around them. It would pain me to see such a division between the haves and the have-nots perpetuated when we have a chance to change that. If the "Neighborhood" gets its way, all it will do is redraw that line in stark contrast.

Thank you.

David M Sibley

629 E Mifflin St.

Jerome Pasdo <japasdo@gmail.com>

Mon 9/9/2019 2:49 PM

Hi Patrick, Ledell and I corresponded on many issues over the years and at numerous meetings. I own 7 small rental buildings on N. Franklin and around Gorham and Johnson-- most over 30 years.

also have properties on S. Hancock with an occasional "visitor" .I supported Beacon and many other projects for the less advantaged in the area. In fact, I supported a huge expansion of the Farley House/Catholic Charities project next to one of my 4 units on Olin Ave.

oMany years ago, I had homeless sleeping under my porches and "scaring residents". It has been better till this year. We've had to reattach a porch skirt that was continually removed, and now another one, too. My neighbor just mentioned a similar story this past week, I definitely know there is a need but the numbers need to be lessened and also dispersed to other areas of the City. As you can see, I'm not one of those NIMBY folks and have been very tolerant of the needs of others. I have numerous buildings in the Capital area so I know there is a need.

Upper State Street had a few issues in the past and it has gotten to be more and more of an issue again, lately. The more attractive we make a location, the more it will be utilized. I think the project should be scaled down and some of the resources be used to help the users get skills, mental help, and other housing. Salvation Army is good at all that

Jerry Pasdo

Jim & Lynn Wehn <jltonga@gmail.com>

Mon 9/9/2019 1:33 PM

Dear Alders,

My husband and I recently received a letter from [salvationarmyproposal@yahoo.com](mailto:salvationarmyproposal@yahoo.com)—no names—concerning the expansion of the Salvation Army. We knew nothing about this. Is there really a problem there? How does the city feel about this? I think we need some unbiased opinion, not just “not in my backyard”, which that may sound like. Can you give us some input? What would you suggest?

Lynn and Jim Wehn

Nichols Station Condos

Madison

hristine knorr <cmknorr@yahoo.com>

Thu 8/15/2019 9:13 AM

I agree with this statement.

Christine Knorr

1152 East Mifflin Street

Madison, WI 53703

On Thursday, August 15, 2019, 8:13:17 AM CDT, William McGrath mcgrathwg59@gmail.com [tlna] <tlna-noreply@yahoogroups.com> wrote:

I 'm opposed to any more expansion of high needs housing for individuals or families in the Lapham area. This Population is causing multiple problems in the neighborhood.

William G McGrath

838 E Dayton st

Madison wi 53703



Ilana Bryne <ilana.bryne@gmail.com>

Thu 8/15/2019 9:00 AM

Dear Alder Heck,

I know you've received a lot of negative feedback and concerns from our neighborhood about the possible SalvationArmy expansion, so I wanted to say something in favor of it.

I'm no fan of the Salvation Army as an organization. They have a horrible record regarding LGBTQ people in need of their assistance. In general, I am wary of most religiously-oriented charitable service organizations.

But, I also know that as a society we don't prioritize caring for the least fortunate and most vulnerable among our neighbors. Public, ostensibly secular options that would provide the services the Salvation Army offers are underfunded... if they exist at all. If the Salvation Army can provide the services we won't then let's give them what they need when they ask to serve more of our neighbors.

I'm further down the street at Baldwin and E Washington so I won't feel the immediate effects, positive or negative, of this expansion. But it is still my neighborhood, and I will speak in support of anything in my neighborhood that supports our neighbors who are struggling. From Mifflin Manor and other affordable housing, to the proposed (but ultimately defeated) homeless shelter where the Valor veterans housing will be built, to the men's shelter run by St Vincent De Paul... all of these are my neighborhood (even if some aren't in my district) and all of those who live there are my neighbors.

I know them, I speak with them, I intervene when other neighbors or the police approach them. They are struggling and they are surviving and yes, that involves issues like addiction and violence, but they are welcome here because they are no less deserving of shelter and support than those of us with better fortune, social privileges, and access to influence.

This is their neighborhood too; this community is comprised of all of us. We have invited the young and the affluent into this neighborhood, accepting the issues that gentrification brings. Can we not do the same for our neighbors at the Salvation Army shelter?

Thank you.

Sincerely,  
Ilana Bryne  
20 N Baldwin St

Tim Nikolai <tnikolai@omnifightclub.com>

Mon 8/5/2019 12:05 PM

General Information

Name: Tim Nikolai

Address: 834 E Washington Ave

City: Madison

State: WI

ZIP: 53703

Phone:

Work Phone:

Email: tnikolai@omnifightclub.com

Should we contact you?: No

Message:

Mr. Heck,

Thank you for your service to the community. I would like to address a topic that impacts our business on East Washington Ave. We are against expanding the Salvation Army homeless facility, and any other future similar facilities. We have received numerous complaints from our customers of people sleeping in stairwells, loitering in front of entrances, and other disruptive behavior in the streets and on the sidewalks. People that attend our classes in the early morning and evening has also said they don't always feel safe because of the activity around us. I understand there is definitely a need for assistance and I know solutions are difficult. However, I do feel that our neighborhood has made a huge transition from industrial to residential, entertainment and retail and what may have seemed appropriate 10 years ago with respect to homeless facilities is definitely not now. Thank you for your consideration.

Recipient:

Patrick W. Heck

TERRY BUSS <tbuss@edchase.com>

Mon 8/5/2019 12:00 PM

General Information

Name: TERRY BUSS

Address: 819 East Mifflin Street

City: Madison

State: WI

ZIP: 53703

Phone: [REDACTED]

Work Phone: [REDACTED]

Email: tbuss@edchase.com

Should we contact you?: Yes

Message:

Dear Alder Heck,

I run a business in the Oshkosh area. We recently purchased a small condo in the Starliner building on Mifflin Street. I am at retirement age, and we were looking at getting our feet wet in the Madison area in hopes to retire there, as we have close family members and both went to school there.

I am definitely sympathetic to conditions of poverty and homelessness. Our business has hired many recovering people, people that have been or are currently incarcerated, many people who have had issues trying to participate positively within our society. Many have taken steps forward, some have fallen victim to old habits.

When we stay in Madison I am very concerned with what I see, especially if the city is trying to create respectable neighborhoods for families. I am beginning to wonder if the Salvation Army is a good neighbor to the community. I guess I need to visit their offices to asses that for myself. I understand that Madison and many cities is going to have a homeless population. I also thought that the SalvationArmy was a safeguard for people of need, taking care of direct needs and offering some assistance in rehabilitation of the needy. I am starting to wonder, especially with this initiative to expand the facilities immensely. It seems that people are congregating in the park, drinking, sleeping, swearing loudly, leaving garbage all over. When I walked by the parking lot a group of younger men were yelling " MF this and MF that", a bit intimidating to people walking in the area. There was a woman that had a baby in the stroller that started screaming at one of them and another women asking them if she would get some weed from them.

I attended the neighborhood steering committee meeting in the AMFAM building and was

quite surprised when the utive director was questioned about if an operational plan was put into affect before the large expansion proposed at the facility was carried out, she basically said " yes, don't worry". She said she would put forward what was in place so far. Not sure if that has happened. Are there plans for mental health services, traffic flow, security upgrades. It appears now that residents are sent out during the day to wander the streets. I would like to know your thoughts about the expansion and if you feel confident the the increased population can live symbiotically within this thriving neighborhood and that the Salvation Army can adequately accept this growth and manage the residents in a way that is beneficial to them and does not hurt the progress that seems to be taking place in this neighborhood? Is there a reason that the facilities and services can be increased without dramatically expanding the population so dramatically. Are we putting people who are struggling to better themselves, or have had misfortunes that have created their circumstances, with a chronic drug abuse or mental illness problem, and if so how is that managed? How does that help their situations? I would like to stay apprised of this issue and perhaps my attitude will change the more I look into the services that the Salvation army provides. I understand there needs to be a balance, and people need to take care of those less fortunate, but there also needs to be a plan to protect its inhabitants and respect the neighborhood. Where can I read about that plan?

Recipient:

Patrick W. Heck



Bob Klebba <bob.klebba@gmail.com>

Thu 7/18/2019 9:41 PM

Dear Mayor Rhodes-Conway,

I've been involved with a small neighborhood group that meets with staff at the Salvation Army every few months for over 2 years. We've worked with the SA to address issues that occur in their parking lot, on the Mifflin St and Blount St terraces and on surrounding properties. Of course the SA are not responsible for what their guests and the people coming to the area to be with their guests do off their property. However the neighborhood, MPD and even some of the SA staff recognize the deleterious influence some guests and non-guests associated with the SA have on the area.

I have toured the SA facility and have attended MPD-hosted meals there. I believe in their mission and it is obvious they do good work. Every day, I see families traveling to school and to work from the SA and back. The services provided by the SA make these families stronger while providing needed respite.

I am pleased that the SA are working to improve their facility at 600 E Wash. Their proposal looks good on the surface. But I am concerned that they are not addressing the behavior and security issues that we are currently seeing at their site. For example their proposed parking design does not proactively address any of the overnight camping, brawling and other disturbances we currently see there. The SA have the opportunity to build something that functions holistically that can suppress these behaviors.

I am worried that without more work on the design, the SA will have a facility that does not integrate with the 4 surrounding neighborhoods and will generate the same kinds of issues that continue to isolate them. With a more comprehensive design, I think the SA could provide beneficial intangible services to their guests that they can't do with a weaker proposal.

I hope the City can assist the SA in some way to help achieve this higher level of service.

sincerely, Bob Klebba

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Bob Klebba

704 E Gorham St

Madison WI 53703-1522



[www.governorsmansioninn.com](http://www.governorsmansioninn.com)

[www.mendotalakehouse.com](http://www.mendotalakehouse.com)

[www.canterburymadison.com](http://www.canterburymadison.com)

Woodrow Barfield <jbar5377@gmail.com>

Wed 6/26/2019 3:02 PM

Hi Megan,

I attended the community meeting and given how packed the meeting was with community members who emotionally and strongly opposed the idea of dramatically increasing the population to be served by the Salvation Army, I did not have the chance to publicly speak (and neither did many others). My sense of the meeting and through conversations with my neighbors that would be affected by the development, is that we are not in favor of the project going forward. While we were vocal in support of the Salvation Army's agenda, we are currently experiencing a level of crime that makes the dramatic increase in population that would be housed at the Salvation Army facility, cost prohibitive to the community. Your email seems to suggest, its a done deal, in light of what I thought was strong community opposition. If so, I am very disappointed. By helping one set of victims, others would be created as a result of the increased crime, and make no doubt, there would be a surge in crime as the presenters admitted they lacked the resources to adequately police the current population. I think other Madison communities should share this responsibility, this community has done enough. Personally, as a retired person, I am tired of being harassed and looking over my shoulder as I take my dog for a walk, the community shouldn't have to live this way. Please provide the community every opportunity to oppose the proposal. We support the agenda of the Salvation Army, and with more policing help, we can live with the current Salvation Army population, but it would be extremely unfair to subject our community to the definite increased crime that would result from basically tripling the number of people served by the Salvation Army. Let another community step up and share the responsibility of helping others.

Woody Barfield

Paul Schechter <paul@sunnysidedevelopment.org>

Mon 6/24/2019 2:16 PM

Hi Patrick,

Although we may have not been formerly introduced, I have spoken with you on/off over the last few years about various issues. I am a TLNA resident and I spoke at the recent Salvation Army Redevelopment meeting, in defense of the project. I also run an affordable housing nonprofit entitled Sunny Side Development. After the Salvation Army (SA) meeting, an email thread was started between myself and several members of the City's Community Development Division, discussing how potential compromised solutions may be reached for the project that would be a win-win for the SA and the surrounding neighborhood. I am meeting with the City in person this Thursday 6/27 to discuss this and other affordable housing opportunities that my nonprofit may be involved in.

One potential compromise may be to do a scattered site model, which spreads some—but not all, of the demographic throughout the City in smaller 2, 3 or 4 unit properties. While concentrating this population may be the most efficient in terms of resource/service deployment to residents, it has drawbacks including friction with the neighborhood and escalated negative behavior among residents. Those residents who lived offsite could be replaced with mixed-income individuals onsite, which may be less contentious with the neighborhood.

Another similar option would be creating permanent supportive housing units as a part of a greater mixed-income, intentional community located elsewhere. For the last few months I've been working with a group called ASH (affordable sustainable housing) that would like to build a net-zero housing cooperative on the east side of Madison, with a social justice component. The property could potentially house up to 100 residents, with 10% of the units being dedicated to more marginalized individuals or families. The details are still being figured out, but the general idea is to integrate/immerse marginalized groups into a larger community that could offer friendship, childcare, shared meals, and so forth.

If possible, I would like to discuss these ideas and others with the Salvation Army. Would you happen to have the contact information of SA representative(s) that would like to chat about these subjects?

Thanks,

Paul

Jacqueline Iribarren <calama64@yahoo.com>

Wed 6/12/2019 11:50 AM

Hello Alders,

As a landlord from the 656 E. Mifflin Street building, across the shelter and parking lot, I would like to share my observations to you since I was not able to attend the meeting last week Thursday.

- 1) You will see lots of waste-loitering from the people and their friends & family around the ground on the 600 E. Mifflin block.
- 2) You will see people, families, strollers, cars with people inside waiting, grocery carts--units of people hanging out waiting outside the parking lot, spilling over to the streets, especially on again on the 600 block. You can see these clusters of people from daytime to past 6:00pm during the week and its ongoing. Now that the weather is nicer, more people and more clusters of families/friends, etc. are hanging out in parking lot and street--thus, more loitering.
- 3) We have found people from somewhere (good guess is shelter and/or their friends/family) sneak in to our building. A tenant found a man wandering inside (we have security locks so somehow he got in).
- 4) Our porch has been used for people to sleep in, store their belongings and even take some of our porch furniture.

So in sum, these are the main complaints of the current situation from the people currently living or visiting the current Salvation Army building. The outside premises are seeing loitering, loafing, malingering, etc. Our neighborhood serves attending students and young professionals. This neighborhood has an appeal with the new Festival Foods in the area, parks, lake vicinity, etc. Additionally the neighborhood is a "historical neighborhood" as it has been dedicated/designated. Any additions of affordable housing will most likely bring the housing value in this neighborhood down. This is a concern.

I invite you to visit the outside grounds on the Mifflin side.

Thank you,

Jacqueline Iribarren

Landlord 656 E. Mifflin Street

Jordan Allen <jordantallen@gmail.com>

Mon 6/10/2019 3:45 PM

Good afternoon:

My spouse and I are new additions to the Tenney Lapham neighborhood, as we recently purchased a townhouse at Dayton Row. We are really enjoying living in our new place and love it's proximity to downtown and the many events and activities that make Madison such a great community to live in.

One thing I currently do not like is the Salvation Army, more specifically, the way that the SA is operated. I attended last week's meeting at Lapham Elementary and agreed with many of the concerns that were voiced by other frustrated members of the neighborhood.

Over the past few months, my spouse and I have witnessed loitering, fighting, incredibly loud & vile language (even while young children are present), drug use, littering, trespassing, and most recently, graffiti on the Dayton Row premises. To say that the SA is a **horrible** neighbor would be a gross understatement.

I understand that the SA provides services that are needed to the homeless in Dane County, however, their operation of the East Washington facility comes at a great cost to the Tenney Lapham neighborhood. I have not personally witnessed any positive attributes of their services and only see their premises as a danger to me and my neighbors.

As a tax paying resident of the neighborhood, I cannot support an expansion (or even their presence) if things don't change.

Please let me know if there is additional action that I can take to share this important feedback with City of Madison officials, City Committees, and/or other Alders as this project is considered.

Thank you,

-Jordan Allen.

Riedel, Justin R. <Justin.Riedel@cunamutual.com>

Wed 6/5/2019 8:17 AM

Patrick and Marsha,

Good morning, hope all is well! My name is Justin and live in the Colony Condos neighboring the current Salvation Army. I plan on attending the meeting tomorrow night, but thought it was prudent to send along some notes I had gathered prior to the meeting and for your future reference.

I am trying to keep this as professional and fact driven as I can so please forgive me if there is a some tone in it. This is pretty big issue in the life of my family. Going back 6 years ago when I moved into the building/neighborhood I had no idea how much frustration the Salvation Army and its visitors/customers would cause in my day to day life. So much so, I would have never moved in and to be honest, is the reason my property is for sale. I am no politician, but I would assume you are looking for young working class families like mine to occupy or move into your districts instead of driving them out.

With that said, I know housing and services for low income households and homeless are a priority for Madison and I have certainly read the theories on how these help the overall community. I can tell you it certainly doesn't help our community. In my opinion, a building like this needs to be located in areas with direct police supervision and social services. Neither are near the 600 block of E Mifflin. I won't argue the benefits for the children, those are obvious. Outside of that, I sure hope it is doing some good, but I don't see it.

The questions I find material:

1. How do they plan on curbing crime/vandalism/loitering near their building?
2. What would they do to curb congregation of visitors/customers outside of their building and in the street (cars/people/dogs/belongings)?
3. How would they add to the safety of the area?
4. What is the cost to tax payers? Not just for the expansion, but for providing the services? At the very least, tax payers pay for the police/fire/ambulance calls which have to be in the 100-200 range over a year.
5. Didn't low income housing just get put in down the street? Why do we need to add more to the same area? How would this not turn into another Tree Lane Apartment?
  - a. See shooting article as I believe this was at the newest affordable housing unit - if not, disregard.

For those that support the expansion, I would challenge them to come spend 24 hours next door to the current building. Tell me what they see and how safe they feel. My wife has me take the dog out at night cause she is scared just to be in front of our building... I appreciate your time and hopefully support in this matter. If you have any questions please don't hesitate to ask.

Here are the notes I have jotted down for the meeting. Most of these items are over the last year, but some over the last few years.

1. Building brings the following:

a. Crime:

i. Sexual Assault/Assaults

1. Have called the police after witnessing a male customer/visitor knock out an elderly woman in front of our building

ii. Stabbing

1. [https://madison.com/wsj/news/local/crime/woman-arrested-for-allegedly-swinging-screwdriver-at-other-woman-madison/article\\_d0f5d0b4-8cdf-5ab0-8ef7-492faa79e865.html#1](https://madison.com/wsj/news/local/crime/woman-arrested-for-allegedly-swinging-screwdriver-at-other-woman-madison/article_d0f5d0b4-8cdf-5ab0-8ef7-492faa79e865.html#1)

iii. Have called the police on multiple domestic disputes happening outside our building, some with children

iv. Police/fire/ambulance calls – multiple times a day and at all times

1. Could not pull call records, but police can provide

b. Vandalism:

i. Tags on buildings

ii. Fencing – See pictures

c. Loitering:

i. See pictures

ii. Have picked up the following in our yard – Used condoms, tons of liquor bottles, and even used tampons/pads

iii. One time my wife picked up a stroller that was flung over our fence and returned it to their front desk to be verbally abused by the staff

iv. We have seen customers tell their children to throw trash over the fencing onto our driveway instead of walking 20 feet to the garbage

d. Trespassing:

i. See fencing/tagging pictures



- ii. Have had to call the cops of men/women smoking/drinking in our lobby or even going on people's porches
- iii. Called the cops on suitcases being left in our yard
- iv. Children/Adults kicking over our lighting and sitting on our building sign

2. Salvation Army is unable to keep up with current building or be a responsible neighbor:

- a. See decrepit fencing pictures-abandoned vehicle pictures/loitering/tags
- b. Customer was seen shattering bottles in the street, so I called to have them pick it up and was told it wasn't their problem, while children/bikers/cars were running over the shards
- c. Salvation Army has allowed their snow removal company to repeatedly damage our fencing with only repairing a portion of damage
- d. Customers are allowed to congregate in neighboring lots/streets/sidewalks creating disturbances

- i. Just last week there was someone in their lot screaming the N word and F word about 100 times in five minutes while children were playing feet away

- ii. Customers seem to be allowed to do what they please outside of their building and in their lot, which would include screaming obscenities out loud or even to their children

- iii. Customers walk past our building yelling swear words or song lyrics, or even playing boom boxes

3. Other areas that have broadened affordable housing has seen an extreme uptick in crime:

- a. <https://www.nbc15.com/content/news/Apartment-complex-logs-over-200-police-visits-in-6-months-501398842.html>
- b. <https://davidblaska.com/2018/08/06/housing-the-homeless-comes-at-a-price/>
- c. Business moving/employees scared to walk to their cars

Kevin Schnell <KSchnell@festfoods.com>

Mon 6/3/2019 11:16 AM

Hello Patrick,

I will be out of town this coming Thursday and will be unable to attend this first round of meetings so I wanted to provide you with my thoughts. We do quite a lot to support the Salvation Army across the state, including allowing bell ringers in our lobby and having our cashiers solicit donations during that time frame. Unfortunately for this store in particular, we have had to make quite a few changes to protect our business and our associates because of the increased homeless population in the neighborhood which increased with the opening of the Beacon and would only be amplified with an expansion of the Salvation Army site. A few key issues have been increased theft, increased public intoxication, a revision to our liquor license demanded by the ALRC, associate safety concerns, and changes in our open and close times. While it would not be fair to pin all of this exclusively on the Salvation Army, we feel the issues we have seen will only get worse.

I appreciate you hearing me out on this issue.

Thanks,

Kevin Schnell  
Madison Store Director  
Skogen's Festival Foods  
810 East Washington Ave  
Store: [REDACTED]  
[kschnell@festfoods.com](mailto:kschnell@festfoods.com)  
[www.festfoods.com](http://www.festfoods.com)

Terrence Wall <terrence@twallenterprises.com>

Tue 5/21/2019 8:28 PM

I am writing to you about the proposed Salvation Army expansion into the QTI building.

I was a strong advocate (and probably the only one at the time) for the renovation and changes that Salvation Army had proposed for the existing location (the old St. Patrick's school).

Now I hear that they are looking to expand even further into the QTI building, which I oppose.

I don't mind having two homeless shelters in the neighborhood but two is enough. The city of Madison has practiced the right thing over the decades, preventing too many low income and/or homeless shelters in on area; instead spreading them out around the city. The worst policy would be to aggregate them.

Less than a handful of developers, like myself, have taken on huge risks and invested tens of millions of dollars in this neighborhood and having another homeless shelter here will significantly impact the property values here. Keep in mind that if property values are reduced, the TIF district won't see the payback that was originally anticipated, costing the city many millions of dollars.

Please consider opposing another shelter in this area. Encourage Salvation Army to consider their original location by Darbo or some other location instead.

Not to mention, using a high value property for another shelter is the wrong approach from a city planning and tax revenue policy as well.

**Terrence R. Wall, *President***

*T. Wall Enterprises Mgt, LLC*

*Representing VERITAS VILLAGE, LLC*

[Terrence@twallenterprises.com](mailto:terrence@twallenterprises.com)

Cell Phone: [REDACTED]

**From:** PATRICK DUFFIE <prduffie@wisc.edu>

**Sent:** November 07, 2019 4:45 PM

**To:** Parks, Timothy <TParks@cityofmadison.com>

**Subject:** In support of the Salvation Army expansion

Greetings Mr Parks,

I am unable to attend the hearing next Monday but understand that I am able to communicate my support through this email. I was born and raised in Madison and own a home in the Marquette neighborhood. I strongly support the proposed expansion of the Salvation Army campus. While I think we need more affordable housing everywhere in our city and region, crisis services must be centrally located and the proposed site on which the Salvation Army has long operated on is a logical location for them to continue doing so. The addition of affordable housing options on the site is a bonus not a detriment as these are services urgently needed in our community.

Sincerely,

Patrick Duffie

1830 Spaight St

Madison, WI 53703

**From:** David Carlson <dcarlson301@gmail.com>  
**Sent:** November 07, 2019 12:35 PM  
**To:** Parks, Timothy <TParks@cityofmadison.com>  
**Subject:** Salvation Army proposal

I would like indicate our support for the Salvation Army. They have been a long term asset to help the entire community in the area of homelessness. This project would bring some well needed resources to bear.

Please give this project a positive recommendation.

*David Carlson*

**Bethany EFC, Madison, WI**  
[REDACTED]  
<https://bethanyfree.org/>  
[dcarlson301@gmail.com](mailto:dcarlson301@gmail.com)

To Planning Committee

6 November 2019

Response to the Salvation Army (SA) proposal to expand:

Despite the SA having non-profit status, it operates as a tax exempt business, it has income, clients, payroll and expenses. The operations of this business must be judged on their impact to the neighborhood and to the residents who actually live around the SA. There is the “sales pitch” going around that the SA exists only to help the homeless, however they are not above the law or some untouchable holy entity.

The SA presentations have all been about getting more space for the “homeless” repeatedly. The SA makes rosy future promises with little evidence. In reality things are very complicated. The SA uses the word “homeless” because it is a rather innocent, clean and sympathetic description but it is grossly misleading. I have lived by the SA for over 10 years and I have experienced a lot; it is not just the “homeless” at SA. There are many **elements** there: mental illness, drug dependency and abuse, other substance abuse, emotional issues that worsen mental issues, sometimes physical/medical issues, and of course non emotional cognitive issues. These are people who may be homeless but some also have a host of **mental, drug and emotional problems** as well as their friends who they associate with.

Other neighbors and myself have witnessed these other elements display themselves so badly that it has been a stressful, frustrating and draining time having to live and put up with it all. These homeless elements rob us of the peace, life and liberty other neighborhoods enjoy but we cannot due to the SA.

This 600 block of East Washigton Ave/Mifflin Street and the surrounding areas have already suffered enough from the SA and now The Beacon. The 6 blocks east of the capitol square already have enough burden/spillover effects from properties serving the homeless. We have:

1. YWCA at 101 E. Mifflin Street
2. St. Johns Lutheran Church at 322 E East Washington Ave
3. A halfway house at 324 E. Mifflin Street
4. Salvation Army at 630 E. Washington Ave
5. The Beacon at 615 E. Washington Ave

Therefore the only **safe plan** for the neighborhood and city to go with is to **not** increase the expansion of the SA. It is plain to see that with the amount of trouble these homeless elements create with the current housing capacity of about 100 people, then approving the capacity to over 400 people will create an exponential amount of disturbances and crime. The SA is free to find a suitable location elsewhere that will not be a burden on its neighbors, and the capital east side should not be the dumping ground for the city’s homeless problems.

Specifically:

1. SA is in practice a “nuisance neighbor”. Applying the same principles the city uses in going after bars, clubs or establishments that continually call police and create problems the SA fits right into the nuisance neighbor ordinance. Yet the city allows the SA to continue to drain city resources disproportionately, and we neighbors suffer the screaming sirens and stress. The yearly logs provided by police are:

For 2010—182 calls or logged events  
For 2011—207 calls or logged events  
For 2012—238 calls or logged events  
For 2013—206 calls or logged events  
For 2014—198 calls or logged events  
For 2015—214 calls or logged events  
For 2016—272 calls or logged events  
For 2017—438 calls or logged events  
For 2018—910 calls or logged events  
For 2019—709 calls or logged events (until mid October 2019)

For 2017-2019, the numbers include The Beacon. The facts here prove that adding a building (The Beacon) increases crimes/disturbances—shown by almost double and triple the events compared to the SA alone.

Reading down the list, we see the categories “**battery, threat, theft, disturbance, violation of court order, trespass, fight, fraud, damage to property**” and many others. These are elements nobody wants and nobody wants to live near either. Addendum A shows some categories and number of events.

2. The city has seen the same homeless elements downtown and tried somehow to do something about it. At the top of State Street, the philosopher stones that were placed there for people to sit and rest were taken over by the homeless and no other people would go sit there. Thus the stones were removed. The area by Veterans Museum used to be a homeless camp but that has changed. Cameras have been installed, the ledge has been obstructed, the back alley has been closed with a gate and cameras (to prevent these elements for using the alley as the outhouse and drug market). More of the homeless elements are seen down state street and on library mall. I always see people asking for money and leaving trash whenever they camp there. It is these same homeless elements that repulses the public, that repulses the businesses they surround and that repulses some city officials—that repulses us neighbors as well.

3. Note what happened outside the Veterans Museum a few years ago--that one of the homeless men there bashed another mans head with a baseball bat and killed him. This very similar crime happened in NYC in early October this year when a homeless man used a metal pipe to batter the heads of 4 other homeless people, killing them. These are homeless elements nobody wants and nobody wants to live near either.

4. Recall also that one of the sanitation companies providing the portable toilet for these homeless elements at the top of state street decided to forego their contract with the city because the portable toilet was getting abused with everything including drug paraphernalia and needles. These are elements nobody wants and nobody wants to live near either.

5. The above are not just isolated random examples. A few weeks ago there were two overdose deaths at the halfway house at 324 East Mifflin Street.

6. Social experiments are costly and risky. A social housing experiment that happened in Chicago decades ago, in a project called Cabrini Green failed and it is something to learn from. Many low income and homeless people were housed in this Cabrini green area and the result was people living in despair with crime and drugs. It was a nightmare that the city couldnt handle and the city ended up tearing down this camp that was a disaster. **The lesson is that the concentration of troubled people all together is more of a downward spiral.** This same point was made by a madison resident, a systems engineer, at one of the SA meetings. The spreading out of homeless elements across an entire city was a better strategy because they would have better role models around them to learn from.

7. Consider also that what you hear, speak and think, you become. The homeless elements gather in the parking lot and even on sidewalk and they fight and scream and shout at each other many times. I continually hear “bitch”, “ass”, motherfucker” “beat yo ass” , “fuckin..” and other profanities from these people. This profanity is even done in front of their own children. What kind of neighborhood here do we want to promote? Who can live with this kind of language and attitude that is a weekly and daily occurrence and what child wants to grow up with that profanity? Nobody wants to live near these elements.

8. Recent news that NYC was exporting its homeless out of state should remind us that homelessness is not a local problem. Some cities like NYC might export their population to Madison and so the proposal by the SA that a big building will solve all problems is false.

<https://nypost.com/2019/10/26/nyc-homeless-initiative-sends-people-across-us-without-telling-receiving-cities/>

9. This endeavor by the SA, is it a complete selfless act, are they doing this just to help others? I dont believe so. They have many paid staff and management levels all over the USA and even globally in London, UK. They are a global company. With more clients, the SA can claim more federal and state funds and thus it gets more money. Yes I do believe money is a motivation for this proposal. See the link below on how one non profit called Acacia has obtained millions in funding (\$259 million and more) and its CEO got over \$800,000 pay for 2017.

<https://readsludge.com/2019/10/16/the-business-of-homelessness-nycs-biggest-shelter-contractor-makes-millions-offers-shoddy-facilities/>



10. We must question why during all the presentations by the SA, they did not present any numbers of funding. We saw nothing about where their money is coming from, what is it being spent on, who gets paid what. Now they are asking for more grants to build more facilities that will in turn use more taxpayer funded city resources like police, fire and EMS. This lack of transparency is a red flag and approval should not be granted based on this point alone.

Reply to some SA responses at presentations.

1. The SA has insisted their current location is needed so that their clients can walk around to where they need to go. There are plenty of other locations the SA can build on that are close by and within walking distance to downtown, including on West Washington Avenue. There are plenty of locations further away that will work also, and their clients can take the bus or walk a little further, exercise is always a good stress relief.
2. The SA insists on saying their new structure is key to providing safety. This isn't a proven concept unless they are talking about building a prison. Thus filling a building with many homeless elements will most likely turn into an in housing nightmare for SA and constant calls for police help. Better to disperse and spread out than to concentrate.
3. The SA for years has not hired any security staff or medical staff to help its clients, instead it has exported these business costs to the city and ultimately to us taxpayers. If the SA now has \$60 million or more to build, why has this money not been used in the past to help with its security issues. The SA claimed before they did not have money to hire security but now they have millions to build? This shows they are not serious about providing their own security at their own expense, rather let the city of madison pay for it all and let the neighbors suffer all the disturbances. The SA has not cared about us neighbors for decades!

## Addendum A

Police Reports on SA , selected categories.

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
<b>THEFT</b>	3	4	7	6	10	14	11	19	13	26	27	21
<b>THREATS</b>	2	2	5	2	2	13	3	0	5	8	8	6
<b>DISTURBANCE</b>	20	22	25	23	31	24	34	29	56	73	117	48
<b>BATTERY</b>	2	4	2	1	3	5	2	3	3	1	1	5

Police Reports on The Beacon , selected categories.

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
<b>THEFT</b>										6	28	14
<b>THREATS</b>										3	16	5
<b>DISTURBANCE</b>										3	14	38
<b>BATTERY</b>										1	6	6

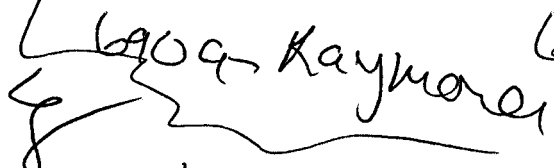
26 September 2019

PETITION TO REFUSE THE SALVATION ARMY PERMIT TO EXPAND ITS FACILITIES:

As evidenced by continual problems within neighborhood, specifically noise, profanity, thefts, litter, drug use, continual fighting and screaming around the area, vagrants roaming around drunk, increase of crimes in area, drug use and needles littering the sidewalks, continual visits by 911 personnel with blaring sirens--WE the undersigned urge the Madison city committees to refuse the Salvation Army's requests on expansion, for the good of the existing tax paying residents, the neighborhood and the city's prospects for long term growth.

Name Address/City Email or phone

Richard FRENKELER	919 E DEMPW ST	608-444-3288
Steve Andloe	632 E. Mifflin St.	5353701@yahoo.com
Morgan Reidinger	624 E Mifflin St.	920-619-2023
Jennifer Doubek	637 E Mifflin St	
Dylan Hert+Brandon Stringer	617 E Mifflin St	dfher13@gmail.com
MELISSA HOPKINS	627 E Dayton St	573-576-0512

KRISTI GIV  6909 Kaymore Rd. Madison WI 53719 608-333-920

~~LAIRIS TRAEGER~~  
 133 E. DAYTON  
 608-515-3355  
 Rd. Madison 1  
 WI 53719.

David Reindl	152 Dayton Row, madison, WI 53703	847-271174
ALEX SEDRZESZAL	149 DAYTON Row	608-338-8867
DOROTA WALKIEWICZ	149 DAYTON Row	608-320-3720
Nancy Mot	148 Dayton Row	608-257 6210
Jordan Allen	145 Dayton Row	262-215-5660
Kyle Ripple	145 Dayton Row	608-335-1516

26 September 2019

PETITION TO REFUSE THE SALVATION ARMY PERMIT TO EXPAND ITS FACILITIES:

As evidenced by continual problems within neighborhood, specifically noise, profanity, thefts, litter, drug use, continual fighting and screaming around the area, vagrants roaming around drunk, increase of crimes in area, drug use and needles littering the sidewalks, continual visits by 911 personnel with blaring sirens--WE the undersigned urge the Madison city committees to refuse the Salvation Army's requests on expansion, for the good of the existing tax paying residents, the neighborhood and the city's prospects for long term growth.

Name	Address/City	Email or phone
Jim Zurlo	136 Dayton Row	jim@zurlo.us
Emity Cook	109 Dayton Row	emcook7@gmail.com
Trevor Oxholm	649 E. Mifflin St.	tmoxholm@gmail.com
JOSHUA GILBERTSON	656 E. MIFFLIN	AGENT 44 F @ GMAIL.COM
Blake Bradley	101 N. Blount St	blake a bradley 26@gmail.com
Chelsea Kelley	101 N Blount St	cmhackwo@gmail.com
Chad Reuschenlein	101 N Blount St	ers8408@gmail.com
JACK + KAYLA STATZ	112 N BLOUNT ST	JSTATZ@gmail.com


**From:** Dawn.Gray@usc.salvationarmy.org <Dawn.Gray@usc.salvationarmy.org>  
**Sent:** November 07, 2019 11:32 AM  
**To:** Parks, Timothy <TParks@cityofmadison.com>  
**Subject:** In support

I can not make the meeting on Monday, November 11th so I am emailing you to let you know I am in support of the building of the new Salvation Army building. Thank you, Dawn

**Dawn Gray, MSHS**

DAWNS Rapid Rehousing Case Manager  
The Salvation Army of Dane County  
630 E. Washington Ave | Madison, WI 53703  
Office | [REDACTED]  
Email | [Dawn.Gray@usc.salvationarmy.org](mailto:Dawn.Gray@usc.salvationarmy.org)



Doing the Most Good  Every year, The Salvation Army helps nearly 30 million people, roughly one per second. Support us at [donate.salvationarmyusa.org](https://donate.salvationarmyusa.org).

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November 1, 2019

To Whom It May Concern:

Dane County has one emergency shelter for families and women experiencing homelessness. This shelter is provided by The Salvation Army. In their space, previously an elementary school, they provide emergency shelter to 22 families and 45 women each night. However, there are more households requesting shelter each night. During the summer of 2019, The Salvation Army turned away an average of 10 women each night and an average of 16 families each night. The households turned away contacted The Salvation Army because they had nowhere else to go. This means on average 10 women and 16 families were likely sleeping in cars, tents, and outside each night this past summer.

The Homeless Services Consortium of Dane County is a partnership of agencies, funders, advocates and people with lived experience who are committed to preventing and ending homelessness. We believe that all households in Dane County should have the opportunity to secure and maintain safe, stable, affordable housing.

Emergency shelter can be an important step to securing permanent housing. There must be safe dignified spaces where people can sleep and access housing focused services. The Salvation Army is proposing an expansion of their current site that will include shelter and permanent housing. This development will increase the capacity for shelter to accommodate 41 families and 82 single women. Additionally, there will be 48 beds available to people who are able to pay a minimal fee. These beds will be targeted to people who work at night. There will be 13 medical respite beds for people being discharged from medical facilities and need a place to recuperate.

Currently, the shelter operates on a night by night basis. This can leave households uncertain of their sleeping arrangements each day. With the new facility, households will be able to plan for a stay of at least one week at a time. This will allow for more stability to help people in their search for permanent housing. Additionally, this will assist children with school access.

For permanent housing, there will be 44 units of housing at both low-income and market rate values. Additionally, there will be 42 Single Room Occupancy (SRO) units. SRO units are typically marketed to people with low incomes. The SROs will be a great opportunity to provide permanent housing to 42 people who are currently experiencing homelessness in our community.

The Homeless Services Consortium believes the redevelopment of The Salvation Army property is necessary for our community. This new facility will provide safety and dignity to people experiencing homelessness in a way the current facility can not. The additional permanent housing units are much needed in our community. We believe that with a purpose built shelter guests, staff and neighbors will experience and increase in safety. We also believe that households will move to permanent housing more quickly as staff will have more time to focus on providing housing focused case management services because they will spend less time trying to make inadequate space work. Please support The Salvation Army in the redevelopment of their shelter at 630 East Washington Avenue.

Sincerely,

A handwritten signature in black ink, appearing to read "Jani Koester". The signature is fluid and cursive, with a large initial "J" and a long horizontal stroke extending to the right.

Jani Koester  
President  
Board of Directors  
Homeless Services Consortium

**From:** Jordan Allen <jordantallen@gmail.com>  
**Sent:** November 07, 2019 6:42 PM  
**To:** Parks, Timothy <TParks@cityofmadison.com>  
**Subject:** Salvation Army Proposal

Good evening:

I am writing to express my opposition to the Salvation Army proposal that is being considered by the City of Madison Plan Commission on November 11<sup>th</sup>.

As a relatively new resident to the neighborhood, I can say that I am deeply disappointed in the operation of the Salvation Army facility and see it as a detriment to the City of Madison. Since moving to the neighborhood, I have witnessed drug and alcohol use, littering, drug dealing, physical fights, and obscenity-laced screaming matches on and near the Salvation Army site. These behaviors are simply unacceptable and do not help neighborhood residents feel safe.

I attended every meeting that the TLNA Steering Committee hosted regarding this project and the staff from the Salvation Army were present to hear the many neighbor concerns regarding safety at each meeting. Despite this, there has unfortunately been no improvement. What is even more concerning is the fact that my review of notes from the TLNA Steering Committee meetings related to their last development proposal in 2016 cited the same neighborhood safety concerns that are being mentioned now. Why has the Salvation Army not addressed these concerns? Why are they not being held accountable? What makes this proposal different from others?

This is the most significant development put forth by the Salvation Army in terms of size and scope to date, and I honestly am incredibly concerned with the notion that having a new facility will solve all of the problems that exist on their site. A recent request of police records indicates that the Salvation Army has averaged over one call per day for the last three years, and this figure does not include calls for emergency services. What will happen when the Salvation Army doubles or triples the size of the people its serves? What will happen when they include pay-to-stay rooms to those they serve? What will happen if they construct rental units (the Shields Apartments) that are primarily affordable in nature? If the Salvation Army is unable to manage their temporary guests, how will they manage a rental property?

This development proposal brings up more questions than answers, and I only see the safety concerns of the neighborhood being increased if this proposal is approved.

The Salvation Army has a responsibility to honor their word to be a good neighbor, and I feel that they should help to ensure the safety of the neighborhood by improving the operation of their facility before they are ever allowed to expand.

Thank you,

Jordan Allen  
145 Dayton Row  
Madison, WI 53703  
[jordantallen@gmail.com](mailto:jordantallen@gmail.com)





**From:** Laura Green <laura@cmcmadison.org>  
**Sent:** November 10, 2019 12:02 PM  
**To:** Parks, Timothy <TParks@cityofmadison.com>  
**Subject:** Salvation Army Redevelopment comment

Hello Mr. Parks,

I am writing to express my support for the Salvation Army redevelopment project to be considered tomorrow Nov 11th. Affordable housing and emergency shelter are two great needs in our community. As housing costs rise and gentrification happens in all parts of the city, many hard working families are facing a housing crisis. One of our top priorities as a community should be affordable housing and supportive services.

I am excited to learn about the Salvation Army's plans to expand both its emergency shelter and affordable housing as they redevelop their campus and expand their services. Salvation Army has a long track record of successfully operating the emergency women's and children's shelter and providing supportive services to families. I would like to see the City's full support and cooperation in making this much needed project happen in our community.

thank you for your consideration,

**Laura Green**  
**Grants & Volunteer Coordinator**

██████████ | 1862 Beld St, Madison



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**From:** Kayalyn Broy <kbroy@ywcamadison.org>  
**Sent:** November 11, 2019 10:19 AM  
**To:** Parks, Timothy <TParks@cityofmadison.com>  
**Subject:** Support for Salvation Army Expansion

Good morning,

I am writing to voice my support for the proposed expansion of the Salvation Army facility. This is a DESPERATELY needed expansion that will change, and save, lives. The pushback from the surrounding community has been deeply disturbing, and I hope that the plan commission can look beyond the hyperbole and vitriol and see the incredible need for this expansion. Our community must do what it can to ensure the safety and dignity of families living in poverty, and this expansion is certainly the first step towards achieving that goal.

Thank you for your consideration,

Kayalyn

--



**Kayalyn Broy** | Housing First Programs Manager

*she/her/hers*

**T:** [REDACTED] **F:** [REDACTED]

**E:** [KBroy@YWCAMadison.org](mailto:KBroy@YWCAMadison.org)



**YWCA Madison**

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Madison, WI 53703

[www.ywcamadison.org](http://www.ywcamadison.org)

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**From:** Andrea Gaines <againes@ywcamadison.org>  
**Sent:** November 11, 2019 9:32 AM  
**To:** Parks, Timothy <TParks@cityofmadison.com>  
**Subject:** Support

Hi,

My name is Andrea Gaines. I am the coordinator of the Family Housing Stability (FHS) Program at the YWCA. I am emailing because unfortunately, I will not be able to make it to the meeting tonight at 5:30pm. I do want to express that I am in support of the Salvation Army plan to expand. If you have any questions or concerns, please let me know.

Thank you,

Andrea

--

Andrea Gaines

Family Housing Stability Coordinator/Case Manager

Phone: [REDACTED]

Fax: [REDACTED]

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Hello –

My name is Tim Kubichek, and I have lived on Dayton Row, directly across the street from the Salvation Army, for 10 years. During my 10 years at this location, I have seen nothing but trouble and mismanagement at the Salvation Army. In 2017, after witnessing numerous incidents that scared me both physically and emotionally, I sent numerous emails to our Alder, Salvation Army Major Greg, and a handful of others. At the time, we created a list of “to do’s” that the Salvation Army would achieve including better security, better lighting, the Salvation Army staff cleaning up all the trash left in the parking lot and streets from their guests, installing a trash bin on the street, and overall communicate with the community and their staff so we create a culture of accountability and mindfulness in being good neighbors.

Of all those goals, all we wound up with was a trash can.

The Salvation Army has provided promises time and time again, but each time those promises are left unmet and the neighbors are left dealing with the aftermath of a poorly run homeless shelter.

Over the course of the last 10 years, the Salvation Army has proposed rebuilding or expansion twice before. Each time they have a new proposal, we have more meetings, we bring up the same issues, they tell us they want to be good neighbors and a positive asset to the community, and the problems continue to worsen.

Looking at actual data, here are the number of police calls to the Salvation Army over the last five years, according to police department records:

2014	208
2015	225
2016	279
2017	357
2018	396

These figures do not include calls for emergency services, which occur almost daily.

After the last expansion proposal a couple of years ago, Salvation Army officials agreed to meet regularly with Tenney-Lapham leaders and neighbors to try to work on issues. I’ve attended a few of these meetings and shared personal experiences of people defecating in our bushes, people urinating on our garage door or in our entry way, large groups of people drinking and using drugs just off Salvation Army property, Salvation Army guests parking their cars on the Mifflin Street side of the Salvation Army parking lot in order to avoid observation and to socialize with non-guests, the coming and going of non-guests on Salvation Army property, fist-fights between adult women and children, people throwing their garbage on the street while living in their cars on East Mifflin, numerous obscenity-laced screaming matches and physical fights on and off Salvation Army property, and my frustration with the lack of staff oversight of the

Salvation Army parking lot. The message from the Salvation Army was always the same, they wanted to be good neighbors but they couldn't afford security or cameras that would monitor the lot. They always claimed that their staff would monitor the parking lot, but every time an incident would occur, neighbors would have to call the Salvation Army and notify them of what was happening on their property. I have since given up on working with the Salvation Army as they are poorly managed and don't communicate with any sense of urgency or respect for the concerns of the neighborhood. I now call the police who try to do their best to respond to the legitimate concerns and dangers caused by the Salvation Army.

Over the course of the last ten years, the Salvation Army has had every opportunity to improve the situation, but the fact is that they are understaffed, under-funded, and poorly managed. Because these problems have gradually gotten worse over time, and because the city has few other options for sheltering the homeless, the Salvation Army has been allowed to continue to have a significant negative impact on the safety, security, and quality of life of their neighbors. The Tree Lane Housing First development was declared a public nuisance after just a fraction of the problems that the Salvation Army presents to our neighborhood, but no such action has been taken against the Salvation Army.

Now we are presented with the most recent, and most ambitious, development proposal by the Salvation Army. They are proposing to triple or quadruple the size of the facility and the number of people served, and proposing rental property and transitional housing on the same site. They are also planning to have underground parking in an area with significant flooding issues and they will lose most of their above ground parking area. According to Salvation Army officials, a new, purpose-built facility will solve many of the problems that we have been dealing with for over a decade. In reality, a much bigger facility with several times as many guests will very likely make our problems considerably worse.

My neighbor Steve has inquired about the operating budget of the new facility at every meeting on this development, and Salvation Army representatives repeatedly have said they haven't worked that out yet. They can't even tell us if their operating budget will increase. This is an organization that has told us for years they can't afford proper security and staffing, yet now they are planning to build a 30 million dollar facility without an operating budget plan. As a business man who works in healthcare, and many times with indigent populations, this is an absurd oversight and another example of how poorly run and managed the Salvation Army actually is.

The "plan" appears to be to get City approval and taxpayer funding to build, then worry about how to operate the facility later. And they still have not committed to any kind of a real security plan, just the regular staffing that they have now.

With most development proposals, neighbors and City officials have to speculate about what issues the development might present to the neighborhood, but in this case, the current issues are already unmanageable, and a much bigger facility will undoubtedly

magnify these problems. The majority of problems that the neighborhood has been dealing are not caused by the guests who abide by Salvation Army rules and responsibly use the facility, but by the guests and their acquaintances who don't want to abide by any rules, so they spend their time just off Salvation Army property (on the street or on our property). There will not be any accommodations for people who want to drink, do drugs, fight and socialize with non-guests, and those people will be hanging around our block, just like they do now.

An additional concern of mine with this development, however, is with the transitional and rental units. The SA has clearly demonstrated an inability to manage their temporary guests, and this new proposal relies on them to manage rental property. The people living in these units will be coming from the Salvation Army shelter, and they will likely have friends in the shelter. How will the Salvation Army prevent the people who hang out on the street in front of their current facility from hanging out at the apartments of former guests? This location will be especially attractive, as it is away from the main entrance and Salvation Army staff will have no way to monitor the issues that will continue there just as they do today.

If the Salvation Army can't effectively manage the parking lot of their current facility, how can they be expected to manage an apartment building, or a \$7/night on-site motel?

Concentrating all of Dane County's homeless at one shelter in a residential neighborhood on an isthmus is a bad idea to begin with, and adding an affordable housing element, as well as transitional housing and rented rooms is clearly a recipe for disaster.

If the SA wants to rebuild their shelter on their own lot, they have the right to do so. However, subsidizing the significant expansion of a poorly run facility on one of the most valuable pieces of real estate in the City just does not make sense, and neither does a low-density apartment building run by a shelter. If more shelter space is necessary to meet demand, then another facility should be built elsewhere, or the Salvation Army should look for a site that is compatible with such a large shelter, and not one in a residential neighborhood. The Salvations Army's noble mission does not absolve them of the responsibility to be a good neighbor, and we should not be expected to tolerate a facility that continues to be a serious detriment to our safety, security and quality of life.

Thank you for taking the time to read these concerns. And please, reach out anytime as I'm more than happy to help in any way. This is a real issue that needs real management oversight, not just approval of funds and projects.

Tim Kubichek  
113 Dayton Row  
Madison, WI 53703

Cell: 608.513.3333

[timkubichek@gmail.com](mailto:timkubichek@gmail.com)

**From:** The Breese Apartments <thebreese@stonehousedevelopment.com>  
**Sent:** November 11, 2019 12:39 PM  
**To:** Parks, Timothy <TParks@cityofmadison.com>  
**Subject:** Support for Salvation Army Redevelopment

Good morning, Mr. Parks:

Hope you're having a great start to the day!

I'm writing to say that I strongly support the work that the Salvation Army is doing to support our community and believe that their redevelopment will allow them to serve so many more of our vulnerable community members. As a property manager for an affordable housing development on Mifflin St., I have the pleasure of witnessing first-hand the amazing power of "housing first," and how something we take for granted (housing) is the foundation for every aspect of our lives and how having housing security can lead to unimaginable growth and progress in an individual's life.

My hope is that our community will recognize the amazing and essential work that is being performed by The Salvation Army and support the redevelopment.

Thank you for your time!

Warm regards,

<b>Lucas Benford</b>	PROPERTY MANAGER
	The Breese Apartments
	1003 E. Mifflin St.
	MADISON, WI 53703
	[REDACTED]
	[REDACTED]

**From:** Jillian Stacey <jstacey@ywcamadison.org>  
**Sent:** November 11, 2019 1:23 PM  
**To:** Parks, Timothy <TParks@cityofmadison.com>  
**Subject:** Support for Salvation Army

Hello,

I am emailing in support of the TSA expansion as I will not be able to make the meeting tonight.

Jillian



**Jillian Stacey | Third Street Program Coordinator/Case Manager**

**T:** [REDACTED] **F:** [REDACTED]  
**E:** [jstacey@ywcamadison.org](mailto:jstacey@ywcamadison.org)



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**From:** Jessica Oswald <joswald@ywcamadison.org>  
**Sent:** November 11, 2019 1:40 PM  
**To:** Parks, Timothy <TParks@cityofmadison.com>  
**Subject:** Support - Conditional Use Approval for Salvation Army

I am in support of the conditional use approval of 630-648 E Washington Avenue & 12 N Blount Street in order to expand the housing services that The Salvation Army of Dane County is able to provide.

Thank you for your & the Plan Commission's consideration,

**Jessica Oswald, LCSW** | Rapid Rehousing Coordinator

**T:** [REDACTED] **F:** [REDACTED]

**E:** [joswald@ywcamadison.org](mailto:joswald@ywcamadison.org)

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**From:** Conner Wild <conner.r.wild@gmail.com>  
**Sent:** November 11, 2019 1:56 PM  
**To:** Parks, Timothy <TParks@cityofmadison.com>  
**Subject:** The Salvation Army Conditional Use Approval

Dear Mr. Parks,

I am writing to urge you and the Plan Commission to approve the conditional use permits for The Salvation Army's redevelopment plans. For years now, every night, The Salvation Army has had to turn away families, children, and single women seeking shelter because of insufficient space. The Salvation Army has been using the same space since the 1970s to meet a need for a community that has almost doubled in population since then. These redevelopment plans are long overdue and should be celebrated by our community and expedited by our city government. I realize there has been neighbors who has spoken disparagingly of the proposed plans and The Salvation Army as a whole, but we cannot let the complaints of the few dissuade us from what is a need for our community as a whole.

Thank you for your time.

Sincerely,

Conner Wild

**From:** Patricia.Gaffney@usc.salvationarmy.org <Patricia.Gaffney@usc.salvationarmy.org>  
**Sent:** November 11, 2019 1:45 PM  
**To:** Parks, Timothy <TParks@cityofmadison.com>  
**Subject:** Support for TSA

Good morning,

I am writing to give my support for The Salvation Army new development.

*Patricia Gaffney*  
*Emergency Shelter Case Manager*  
*The Salvation Army*  
*630 E. Washington Avenue*  
*Madison, WI 53703*  
*Phone ( [REDACTED] )*  
*Fax ( [REDACTED] )*  
*Email: [Patricia.Gaffney@usc.salvationarmy.org](mailto:Patricia.Gaffney@usc.salvationarmy.org)*

NOTE: My email address is slightly changing. My email now is [Patricia.Gaffney@usc.salvationarmy.org](mailto:Patricia.Gaffney@usc.salvationarmy.org) (with a "."). The old email will not be recognized after December, 2019.



Doing the Most Good  Every year, The Salvation Army helps nearly 30 million people, roughly one per second. Support us at [donate.salvationarmyusa.org](http://donate.salvationarmyusa.org).

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Any views expressed in this message are those of the individual sender, except where the sender specifies and with authority, states them to be the views of The Salvation Army.

**From:** Sarah Puckett <sarahepuckett@gmail.com>

**Sent:** November 11, 2019 2:24 PM

**To:** Tim Kubichek <timkubichek@gmail.com>

**Cc:** Parks, Timothy <TParks@cityofmadison.com>; Heck, Patrick <district2@cityofmadison.com>; Mayor <Mayor@cityofmadison.com>

**Subject:** Re: Salvation Army proposed development - BAD FOR THE NEIGHBORHOOD!!

Hi all,

As yet another neighbor in the community (105 Dayton Row), I want to echo the concerns outlined in Tim's letter and state that I agree with him that the Salvation Army has not yet demonstrated that they can be a good neighbor managing their current population. I'm very concerned what an expansion would do to the community.

Thanks,

Sarah Puckett

**From:** Georgie Nazos <gnazos@gmail.com>  
**Sent:** November 11, 2019 11:43 AM  
**To:** Parks, Timothy <TParks@cityofmadison.com>  
**Subject:** The Salvation Army Letter of Support

Hello Mr. Parks,

My name is Georgiana Nazos. My husband and I live at 831 Jenifer Street in Madison, WI. I am writing to express our support for the proposed expansion of The Salvation Army. Although we unfortunately cannot make the plan commission meeting in person tonight we feel strongly about this project. I am aware that the voices whom seem to be more prevalent in this dialogue are from neighbors whom may be less excited about this proposition so we wanted to make sure all of those of us whom support this project are heard, as well.

We recently moved about a half a mile away from The Salvation Army. We are dedicated to everyone in our community having safe shelter and housing. It is our duty as a community to ensure that all of our neighbors impacted by homelessness are able to access the safe housing they need to survive. There are many individuals in residence of our City and County whom lack access to their basic needs each night. We want Madison to be a City we can be proud to live in. With the current disparities in wealth and income here I won't be proud to live here unless I know we are doing everything in our power to make sure all of our neighbors are welcomed and able to sleep somewhere safe each night.

Please express our support to the rest of the committee and individuals involved. Thank you for your service and time.

Georgie Nazos



From: Brennan Mary {PI} <[maryibrennan17@gmail.com](mailto:maryibrennan17@gmail.com)>

Sent: Monday, November 11, 2019 3:53 PM

To: Heck, Patrick

Subject: We support Salvation Army's proposal!

Alder Heck,

We are unable to attend the Meeting this evening to register our support of the Salvation Army's redevelopment proposal.

As Madison residents for 50+ yrs, Bob served 30 yrs as President of the Chamber of Commerce, across the street from the Army and Mary as a passionate volunteer for The Salvation Army & a 'founding mother' of Holly House for over 40 yrs.

The Salvation Army has served the communities most vulnerable in this location on East Washington Ave and been a caring neighbor since the early 70's, always listening & responding to concerns.

The redevelopment proposal coming before the Planning Commission this evening is vital to help meet the needs of this vulnerable population, getting people into permanent and affordable housing and providing critical supportive services to keep them there!  
In addition it addresses the neighborhood concerns.

We ask for your support of The Salvation Army's redevelopment proposal!

Sincerely,

Bob and Mary Brennan

**From:** Amber Thompson <ambert@trhome.org>

**Sent:** November 11, 2019 4:45 PM

**To:** Parks, Timothy <TParks@cityofmadison.com>

**Subject:** Help Madison homeless families by supporting The Salvation Army

Dear Tim,

My name is Amber and I am reaching out to the planning commission in support of The Salvation Army and their much needed renovation. I believe these renovations will help the Madison by serving almost double the homeless families needing emergency shelter, increasing safety by allowing clients to stay on the TSA premises to receive services, and allowing the outside aesthetics to fit in with the newly revitalized East Washington building fronts.

I work with the homeless community and allowing The Salvation Army to build a purpose built shelter is an important step to help solve the issue of homelessness. In this case, I don't understand why there is so much opposition to these renovations. Please consider the impact on homeless families.

Thank you for your time and consideration,

--

Amber Thompson

To Whom It May Concern,

I would like to record my support for the planned expansion of the Salvation Army Homeless Shelter. As a Master's of Social Work student at UW and a social work intern at WisCARES, I am deeply concerned about the severely limited resources for homeless individuals in Madison, and while I understand that the proposal may ruffle some feathers, I believe that the seriousness of that problem outweighs any inconvenience it may cause. Many of the clients I work with in my internship are homeless, and I often refer them to the Salvation Army for shelter; it would be a load off my mind to know that they were not likely to be turned away for lack of space.

Thank you for your consideration.

Sincerely,

David Lippman



**From:** Carmin Valerdi <cvalerdi@ywcamadison.org>

**Sent:** November 11, 2019 11:14 PM

**To:** Parks, Timothy <TParks@cityofmadison.com>

**Subject:** Support fot TSA

Hello,

I am writing in support of The Salvation Army and the requested expansion. I believe additional support for people experiencing homelessness is essential for our community. I think the requested expansions are a good steps towards providing services to individuals in need.

Thank you,  
Carmin