



November 26, 2013

Dear Members of the Madison Plan Commission:

Due to a scheduling conflict with The Sunset Village Community Association's quarterly meeting, I cannot attend your Dec. 2 meeting considering the Hoyt Joint Neighborhoods Plan. By way of introduction, I serve as President of SVCA. At the city level I've served on the Parks Commission, and at the state level I serve on Wisconsin's Invasive Species Council.

I wholeheartedly support the Hoyt Joint Neighborhoods Plan (3-13-13). I think it provides a strong and effective vision for our future. Two elements are particularly noteworthy. First, this was a fully open and democratic process. Everyone who wanted to participate had an opportunity to speak. The co-chairs, city representatives, and consultant coordinated numerous surveys and open votes. I don't think any one person got everything they wanted, but we all respected the will of the majority. All of the member neighborhoods voted to approve the March 13 draft. In the case of Sunset Village, our approval was over 94%. The second element is that we took a comprehensive, integrated approach to the entire planning area. We tried to construct an overall sense of balance for each issue, and considered the entire planning area as a whole. I think these are compelling reasons to send the neighbors' vision to Common Council.

Since the plan was written, there has been one major development, and I am writing to express my support: Common Council announced plans to house a new district police HQ in Sunset Village, at Mineral Point Rd and Westmorland Blvd. I think this will be an asset to our neighborhood. It extends modern concepts of community policing, projects a positive image of city-neighborhood partnering and safety, and is consistent with the expressed wishes of the many participants of the Hoyt Joint Neighborhoods Plan. It enjoys high support in Sunset Village, including the neighbors who adjoin this property. It is also compatible with the city staff reports. As this proceeds, it is essential that Sunset Village have meaningful, first-stage input on issues of scale, traffic, design, and noise.

No process is perfect, and I would like to point out one area of concern for this and future plans. While most city reports were helpful, two deviated from our integrated approach to the entire planning area, and instead zeroed in narrowly on one or two focus areas. For example, the Economic Development staff approved those areas that we identified for densification, but then also recommended all of the remaining areas for more densification. When you do that, you lose balanced planning amongst focus sites. And when volunteerism and voting are simply replaced with an alternate vision, you lose buy-in. Please note that the revised schedule leaves no opportunity for neighborhood input between city responses and Common Council voting, in contrast to how the process was presented, so we urge you to adhere to the neighbors' vision in instances of disagreement. Also, even though the city's plans to purchase the Mt. Olive site for the police district renders the Planning Commission recommendation moot, we reiterate that 85% of SVCA voters considered and rejected multi-unit housing, and the joint neighborhoods planning area ranked this location last in terms of potential redevelopment. Because the police district plan is fully compatible with the neighbor's votes for institutional or single-family residential use, the Planning Commission's language need not be adopted.

I encourage you to send the neighbors' vision to Common Council. Thank you for this opportunity to share my thoughts.

Kenneth Raffa
President, Sunset Village Neighborhood Association

December 1, 2013

Dear Members of the Plan Commission:

I am writing to express my full support of the Hoyt Joint Neighborhood Plan as written by the Hoyt Joint Steering Committee and submitted for your review. The Plan took over two years to develop and is the product of an open and democratic process that incorporated the views, and votes, of the majority of the many participants. During the lengthy process there was not always agreement but in the end, we agreed that residents of the Hoyt Neighborhood value our environs and its quiet, residential nature. We also believe that development and densification, when it comes, should be sited on University Avenue or the northern end of Midvale Blvd, but not on Mineral Point Road, a street that joins another residential neighborhood and is not a corridor to the suburbs or to shopping.

Those of us whose properties are near to the site of the former Mt. Olive worship community welcome the proposed Midtown police station. The Economic Development committee amended the neighborhood's Plan to include a possible large development of the Mt. Olive Lutheran Church property. This potential large development should not be an option as it is clearly unwanted by the majority of participants in the planning process.

It is our neighborhood's hope that the Plan Commission adopts the Hoyt Joint Neighborhood Plan as written by the Steering Committee and, in doing so, supports the neighborhood planning process and all of the time and efforts that Madison residents give to the development of these plans. Thank you for your time.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tony Klink', with a long horizontal line extending to the right.

Tony Klink

Date: December 2, 2013

To: Madison Plan Commission

From: Cheri Swenson, Sunset Village neighborhood

Re: Hoyt Park Area Joint Neighborhood Plan

As a part of the Sunset Village neighborhood Association I have participated in the Hoyt Park Area Joint Neighborhood Plan process and have appreciated the efforts made by all participating neighborhoods to help guide the future of the area we all share . Thank you to Jason Valerius and Jean MacCubbin for co-chairing the Steering Committee, and to Jule Stroick for her assistance and coordination in this process.

I feel that this Plan represents the vision of the participating neighborhoods and understand that each neighborhood association involved has been able to review and approve the current version of the Plan. As a neighbor who lives within one block of the Mt. Olive church site, I am pleased to say that I am satisfied with the potential for either Edgewood College (off campus instructional area) or the City of Madison (mid-district Police station) to purchase the property which has been vacant for the last few years. My preference was for Edgewood College, an opinion that I shared with Edgewood College president Dan Carey this past September but I am also in support of the mid-district Police station with the understanding that the building complies with the spirit of the neighborhood plan.

Sincerely,

Cheri Swenson

Westmorland Blvd.

November 29, 2013

Dear Members of the Plan Commission:

I am writing to express my full support of the Hoyt Joint Neighborhood Plan as written by the Hoyt Joint Steering Committee and submitted for your review. The Plan took over two years to develop and is the product of an open and democratic process that incorporated the views, and votes, of the majority of the many participants. The process was not an easy one; and there was not always agreement, in fact, at times, there was downright contention. But in the end, we agreed that residents of the Hoyt Neighborhood value our environs and its quiet, residential nature. We also agreed believe that development and densification, when it comes, should be sited on University Avenue or the northern end of Midvale Blvd, but not on Mineral Point Road. Mineral Point is the street that joins us with the Westmorland Neighborhood and is our way home, not a corridor to the suburbs or to shopping.* The Economic Development committee amended our Plan to include possible big development of the former Mt. Olive church property, an option clearly unwanted by the many participants in the planning process. Those of us whose properties adjoin the former Mt. Olive property do welcome the proposed Midtown police station, however, and assume that it will be congruent with the recommendations in the Hoyt Plan.

When Vandewalle and Associates were first hired to lead the Hoyt Planning Process they administered a lengthy questionnaire to neighborhood residents. One item on the questionnaire is particularly relevant to the Plan Commission's decision to pass the Neighborhood Plan as adopted by the Hoyt Steering Committee.

“What would improve the neighborhood most?”

There were 14 possible options, among them “more housing options”. Of the 383 people who filled out the questionnaire only 6% believed that “more housing” in the neighborhood would improve our neighborhood. In fact, “more housing” was voted dead last in importance to us. First in importance was “better bike and pedestrian paths”. Second was “traffic enforcement”. Hoyt residents want to maintain the character of the neighborhood and allow for development and growth, but want this growth along already-developed corridors.

It is my hope that the Plan Commission adopts the Hoyt Joint Neighborhood Plan as written by the Steering Committee and, in doing so, supports the neighborhood planning process and all of the time and efforts that Madison residents give to the development of these plans.

Sincerely,

B.J. Flanigan

*In fact, from West High School to Whitney Way there are no houses or units taller than two stories. Dense development along that stretch of Mineral Point would be incompatible with the Hoyt, Westmorland, and Hill Farms neighborhoods each of which borders that stretch of Mineral Point.

Date: 2 December 2013
To: Plan Commission, Madison Common Council
From: Sue Reynard
Re: Hoyt Park Area Joint Neighborhood Plan

I have been a resident of the Sunset Village neighborhood for more than 19 years. When the HPAJNP process began several years ago, I was excited to have the opportunity to work together with my neighbors to create a vision for our neighborhoods. We were led to believe that the neighborhood plan would be a mechanism to capture the desires of the people who live in the Hoyt Park area. Many of us attended countless meetings and engaged in serious and often contentious debates to arrive at compromises that are represented by the draft that was submitted to the Common Council in June of this year.

Since that time, a number of city boards, commissions, and committees have made recommendations that run counter to the neighborhoods' wishes as represented in the plan. If you wanted the plan to represent a combination of neighborhood and city input, then city staff should have been involved at every step so that we neighbors could have a chance to discuss and debate the city's ideas. Since that did *not* happen, I want to urge you to respect all of the effort that went into developing the plan and allow it to be accepted *as is* — meaning a true representation of what the neighborhoods want.

Sincerely,

Sue Reynard
Westmorland Blvd

Sent: Monday, December 02, 2013 10:50 AM
To: Stouder, Heather
Subject: Hoyt Neighborhood Plan

Dear Heather and Plan Commission members,

I am writing to provide public input as a contiguous neighbor to the Mt. Olive property. It is my understanding that the Madison Police Department will be building a mid-town police station at that location and I DO support that development. If, for some reason that does not occur, I do NOT support an increased density recommendation for that area of our neighborhood. Rather, I support the Hoyt Neighborhood Plan as voted on by the people who developed the plan. An increase in the density for the Mt, Olive property does not align with the surrounding area nor with what the majority of the neighborhood wants in that space. Any recommendation for increased density in the Mt.Olive/Mineral Point area does not fit and, in my opinion, should not happen. My property here on Hammersley Ave. has been in my family since the 1950s.

Thank you.

Kit Becker
Hammersley Ave.
Madison, WI 53705