

From: [Rachel Robillard](#)
To: [Plan Commission Comments](#)
Subject: 81268 - Preliminary plat - - Midpoint Meadows, Mid Town & Marty Rds
Date: Monday, February 5, 2024 12:40:28 PM

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Dear Members of the Planning Commission,

I write as a concerned citizen who lives on the far west side of Madison. This proposal is a great opportunity to fill in much-needed housing and has lots of leeway in design as the land is not currently developed. This area was originally part of the Mid Town Corridor that the city was proactively planning as a higher-density mixed-use core. This plan struggled during its initial conception, likely due to the low-density nature of the area at the start and other design choices. But conditions have changed. This area has built up a lot; however, it was built primarily as low- and -medium density residential. An additional neighborhood sitting in the middle will lock in this area as a car-dependent, residential-only area where residents will need to rely on vehicles for their needs.

I am particularly concerned that the HM3 and HM4 block shown in the southwestern corner of the Mid Town-Raymond/High Point Road intersection has been eliminated in favor of a block of two-family twin homes served by an alley and overlooking a private open space adjacent to S High Point Road, which is more suggestive of an HM2 development pattern and densities.

Per the High Point Raymond NMD plan, the site designs of development projects in the Neighborhood Mixed-Use District and the adjacent Residential Housing Mix 3 and 4 Districts should create an engaging relationship between residential and non-residential activities and encourage pedestrian movement among the various uses and activities.

I am concerned that leaving only Lot 246 of the preliminary plat to perhaps, someday implement any HM4 with NMU overlay puts at risk having any urban character and pedestrian orientation, and therefore the proposed development is NOT generally consistent with the applicable recommendations for the site in the High Point Raymond Neighborhood Development Plan.

Additionally, as stated by planning staff, unlike the construction of many other new greenfield subdivisions, implementation of the Midpoint Meadows development will require investment by the City to implement all of the improvements recommended in adopted plans through and adjacent to the subdivision. This will be a costly venture for the city, and I'm skeptical that this will pay for itself in future tax revenues. This makes the need for higher density and commercial tax revenue greater.

In conclusion, I urge the planning commission to not approve this plan until these concerns are addressed.

Thank you for your consideration,
Rachel Robillard

From: [Susan Millar](#)
To: [Plan Commission Comments](#)
Cc: [Susan Millar](#)
Subject: Deny Midpoint Meadows" request - Legistar #81295 and #81268
Date: Monday, February 5, 2024 12:06:34 PM

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Dear Members of the Plan Commission,

I begin by lauding the City of Madison's zoning policies, which are designed to foster housing density and public transit in order to reduce the harmful effects of urban/suburban sprawl. These policies are strongly aligned with the City's 2011 Sustainability Plan, with the about-to-be-released Sustainability Plan Update, and with the most recent Comprehensive Plan. Density zoning is the most effective way to not only reduce per/person CO2 emissions when city population increases, but to also preserve/improve water quality, and preserve countless other species that are seriously harmed by sprawl. The CO2 emissions by household data in the maps located [here](#) provide strong evidence for this point.

I am appalled that Midpoint Meadows, LLC has the temerity to ask our City to exempt them from zoning plans that are designed to preserve agricultural land and prevent carbon-emitting sprawl within our city limits so that they can produce a massive amount of new urban sprawl. They are asking you to enable yet more 1980s-type urban sprawl, and thus to ignore that in 2024 we have zoning policies designed to protect our city from just this kind of harm.

I therefore ask you to **adhere to city policy and deny their request** to rezone 2150 Marty Road, 7751 MidTown Road, and 7342-7762 Raymond Road from an Agricultural District to a Commercial Corridor–Transitional District and a Traditional Residential–Planned District.

Thank you for your service to our city,
Susan Millar
2233 Rowley Ave., Madison, WI 53726
Co-lead, City of Madison Sustainable Madison Committee

From: [Stephen Glass](#)
To: [Plan Commission Comments](#)
Cc: [Stephen Glass](#)
Subject: Legistar 1295 and 1268 Deny Midpoint Meadows request
Date: Monday, February 5, 2024 12:35:59 PM

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Dear Members of the Plan Commission:

Thank you for the forward-looking work you have done to promote urban density and to slow-down urban sprawl, as for example by supporting the City's Transit Oriented Development plan and other City initiatives to reduce CO2 emissions.

By contrast, the Midpoint Meadows plan is a backward-looking, seven-year-old revision of a 27 year-old plan that does not move us forward into a sustainable future and must be rejected. It takes us in the other direction. It may be consistent with adopted comprehensive plans but it is not consistent with the kinds of plans and actions required to pull us out of the global climate and ecological crisis.

I request that you deny the Midpoint Meadows request for several reasons.

1. The project is not consistent with the City's goals to increase housing density along transit corridors—instead this project is just another example of carbon-emitting urban sprawl that fuels the global climate and ecological crisis.
2. The plan is inconsistent with the City of Madison's newly revised Sustainability Plan Update of the 2011 plan.
3. Under the Midpoint Meadows plan approximately 101 acres of valuable agricultural and open space land will be sacrificed at a time when we need all the agricultural land we can keep to sequester carbon.
4. The open space connections proposed are already in "Environmental Corridor" classification and should be connected anyway, regardless of a housing project.

The Midpoint Meadows (ironically named for an ecological feature that it will replace with houses and roads) does not meet the City's goals and needs for the future. It should be rejected out of hand.

Thank you for your consideration,

Steve Glass
Madison, WI
Member of the Habitat Stewardship Sub-committee (of the Parks Committee)

From: leighallisonharrell@gmail.com
To: [Plan Commission Comments](#)
Subject: Marty Farm Property Development Opposition
Date: Sunday, February 4, 2024 10:42:17 AM

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Dear Plan Commission,

I am concerned about the proposed development of the Marty Farm property. This currently agricultural land is an important connection between the Elver Park area, Prairie Ridge Park, and the Ice Age Junction Natural Resource Area – an area of physical and visual respite for people and animals. I commonly see turkeys and deer in these areas and value it as open space in an area increasingly closed in by housing.

Mid Town Road and Gammon Road are narrow and steep. Adding traffic to this already busy area will increase noise for neighbors and danger for pedestrians and bikers.

Additional neighborhoods are planned for what was farm land around University Ridge golf course and Hawks Landing golf course. Condos and apartments have been built off South High Point road, also disrupting quiet space around natural areas and the Ice Age Trail. Squishing in another large, homogenous development seems unnecessary and further diminishes what was once a restful area to live.

Madison and Verona are losing their character and charm by filling open spaces with cookie cutter homes and brown apartments. Please consider the environmental, traffic, and neighborhood impacts to this large development by reevaluating the size of the proposed neighborhood and positioning of greenspace.

Thank you,

Leigh Cyrus
8113 Flagstone Drive
Madison

From: [Andrew Dobson](#)
To: [Plan Commission Comments](#)
Subject: Plan commission for Feb 5th
Date: Tuesday, January 30, 2024 1:46:56 PM

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As a resident of an apartment in this area, I am not in support of this proposed housing expansion. We like where we live because it's quiet and near a woods that affords us a nice view of the farmlands and countryside. We do not want that ruined by even more housing development. We do not NEED more apartments in this area as there are already quite a few. Our rent has already increased significantly since we started living here, and more housing could potentially price us out of our apartment. New planning of apartments and housing would likely force us to reconsider where we are living and move elsewhere, and we do not want to do that. A new school has already been built next to our apartments and the noise and inconvenience from that has already made living here challenging.

Please reconsider this proposed housing development.

-Andrew Dobson

From: [Alison Mix](#)
To: [Plan Commission Comments](#)
Subject: DENY Midpoint Meadows request - Legistar 81295 and 81268
Date: Monday, February 5, 2024 4:26:21 PM

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Dear Members of the Plan Commission,

What is the point of designing Madison's zoning policies to foster housing density and public transportation if a private development company, viz Midpoint Meadows, LLC, which intends to contribute to just the kind of carbon-emitting sprawl that the city is trying to avoid and reduce, can get an exemption? I can't believe they are even asking for this. What possible arguments could they make that would cause members of the Planning Commission to abandon their principles and explicit objectives by granting such a request. Of course, such a request could be expected, is in fact predictable, and therefore I trust that the Commission has prepared its own reasons for denying it. If they are allowed to produce new urban sprawl, I would question whether the Commission is able, in the face of such pressure, to walk the walk, and not just talk the talk. Madison has shown that it can do this with other initiatives that were not universally popular. I hope and trust that you will stick to your guns and deny Midpoint Meadows' request to rezone 2150 Marty Road, 7751 MidTown Road, and 7342-7762 Raymond Road from an Agricultural District to a Commercial Corridor-Transitional District and a Traditional Residential-Planned District.

Thank you for taking my comment into consideration.

Alison Mix
3614 Nakoma Road
Madison 53711

From: carpcons@chorus.net
To: [Plan Commission Comments](#)
Subject: 81295 & 81268
Date: Monday, February 5, 2024 5:30:26 PM

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

Good afternoon;

I would like to voice my concerns about Midpoint Meadows sub-division. Actually, I am not so much opposed as to the sub-division as I am opposed to the way that the process works.

The City of Madison, in doing their planning maps, does not seem to update the map with changes made along the way. For example: if the zoning on a parcel is changed, say from low density to high density residential use, wouldn't it be prudent for the maps used going forward to reflect that zoning change. If the people viewing the paperwork of a project were not familiar with the area in question, they would at least have a representative view of the area in question. This hopefully curtail planning in a vacuum that seems to be occurring.

The City of Madison should also try to be a good neighbor. In other words, include people from outside the City of Madison who have skin in the game. I believe there would be less friction with the City and their policies if they would just ask and involve people when the process is getting started rather than hoping that whatever they've decide will just slide through without issues.

We live on Raymond Rd. just to the south of the sub-division in question. High Point Rd. is destined to go through our property. Raymond Rd. is destined to cutoff and probably be renamed to something else. We are looking at 600 dwelling units across the fence row from our property. We have a lot of skin in this game. Yes, our plan is to develop our property into a residential neighborhood at some point. Now, this new plat has changed our thoughts on that due to the lack of communication.

The placement of High Point Rd. from the north and the south has impacted the way we could layout our property for lots. It is too far west on the south side and it is too far west on the north side (our property lines). This has impacted our potential income from the property. The long range maps don't seems to account for having to enact the streets shown with the current owner's desires.

We have got approx. 240 apartments directly across Raymond Rd. from us that do NOT show up on any official maps – they just appeared after a rezoning in the early 2000s that was not publicized. When asked, the response was that we don't have to notify anyone

outside of the City. The property is still shown on maps as 6 and 12 DU/acre and there's not 20 acres there. This will also have an effect on the marketability of our lots.

Bottom line is – maybe the City needs to do a better job of doing rather than talking. According to other comments, this sub-division is contrary to some of the other long range goals and plans of the City as evidenced by some of the other comments. I vote for getting the plan correct first and then bringing the plat for approval rather than bringing a plat forward and hoping that things get addressed in some revision (which doesn't seem to happen).

Now that I am thinking about it – I hope you vote against these two proposals

**Mike Carpenter
608-235-6982**