

From: [Kyle Judd](#)
To: [All Alders](#); [Plan Commission Comments](#)
Subject: Agenda item 75151 on 6/20/23 - 1115 South High Point Rd
Date: Tuesday, June 20, 2023 1:03:40 PM

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To the Alders:

I am a Madison native and I have been a resident at 1129 Meadow Sweet Dr. for the past 3 years. I am writing regarding the plans by Hope and a Future (HAAF) for their intergenerational living project.

Their current proposal to construct a large building with 19 family units, increased parking, and a daycare facility raises significant concerns for us. Despite our complete support for HAAF's mission, the scale of this building is set to drastically alter our primarily single-residence neighborhood. We proposed two reasonable solutions to HAAF: 1) position the facility closer to the West along High Point Road, which would significantly lessen its impact to all of the surrounding properties, and 2) install a fence and evergreen trees around the North and East end of their property to mitigate potential disturbances. Specifically, there will be 9 or 10 new balconies directly overlooking my backyard and facing right into the windows of our home. That is much different than having additional single family homes nextdoor.

Despite the feasibility of relocating the building, HAAF has unfortunately refused to consider this suggestion. Therefore, we strongly urge the Common Council to require HAAF to both consider relocating the building and to install and maintain a fence and new evergreen trees around the boundaries that border our properties. We believe these measures are reasonable requests that would greatly assist in preserving the peace and character of our neighborhood.

In relation to the above, we also want to express our disappointment regarding the lack of support from our Alder, McKinney. We respect Alder McKinney but feel that her prior involvement with HAAF as a member of their board (*until last week Monday, hours before the plan commission meeting*) has led to a conflict of interest that has denied us her guidance and support in this matter. The entire purpose of the plan commission and common council is to give a voice to the community at a neighborhood and district a level, it feels as though the decision to approve the zoning and conditional use permits for HAAF was made long before we had a chance to object and air our concerns. The City of Madison has processes and procedures in place to allow its citizens a voice and allow for fair proceedings. It was our expectation that our input would be equitably considered throughout this process, but this has unfortunately not been the case. It is our hope that the Common Council will listen and strongly consider the interest of the neighborhoods and home-owners of the properties surrounding HAAF come to an impartial, fair decision for all parties involved.

In conclusion, we fear that the construction of this large building will significantly devalue our properties and disrupt our peaceful community life. We believe these impacts could be mitigated by addressing our simple requests for the building's relocation, as well as for fences and evergreens. To date, HAAF has disregarded our requests, hence our appeal to the Common Council to intervene.

Respectfully,

Kyle Judd