

From: [James Wold](#)
To: [Plan Commission Comments](#)
Subject: Voit Farm property redevelopment.
Date: Monday, August 7, 2023 10:30:16 AM

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James S. Wold
2845 Hoard St.
Madison WI, 53704
Monday, August 7, 2023

Dear Plan Commission,

This relates to the following:
Prelim Plat - Starkweather Plat, 3420-3614 Milwaukee St
File number: 78642, created on 6/28/2023

I wish to object to several features of the proposed development of the Voit Farm property.

One:

Please require more green space within the development, some just as green space, some as community gardens and some as a site for community building through environmental education and community agricultural activities.

Two:

Good lord! No, do not build a huge number of cross streets, going across Milwaukee street. Along this location Milwaukee St. already has two traffic lights, at Walter and Corporate Dr. That is enough disruption of Milwaukee St. traffic. With the volume of traffic on Milwaukee St. placing additional non traffic light through intersections on Milwaukee St. will simply increase the number of collisions.

I know the city Planning Departments wants to build streets everywhere. They tried to do that in my neighborhood, Eken Park, with Coolidge Street, as part of the Oscar Mayer redevelopment. We screamed and they stopped.

No, do not dump more traffic from the Voit Farm property onto narrow, old neighborhood streets south of Milwaukee St. which can't begin to handle it.

No, do not disrupt traffic further on Milwaukee St. with an increase in the number of cross streets transiting Milwaukee St. That will aggravate traffic and increase the number of crashes.

The Voit Farm property can readily access Milwaukee St. at the Walter and Corporate intersections which already have traffic lights. Corporate Dr. can access the Voit property via Blettner Blvd and Regas Rd.

Thank you for your consideration of these remarks.

Sincerely,
Jim Wold
Cc: Dist 12 alder
Amani Latimer-Burris.

From: [Randy Coloni](#)
To: [Plan Commission Comments](#)
Subject: Comments regarding Prelim Plat - Starkweather Plat, 3420-3614 Milwaukee St
Date: Wednesday, August 2, 2023 10:47:31 AM

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As a neighbor living close to the Voit Property to be developed, I would like to submit the following comments relevant to the plat application now before the city. My concerns relate to environmental, urban agriculture, traffic, and "creation of sense of community" issues.

Specifically, as currently presented in the application:

1. Nearly all buildable land will be paved over and built upon, meaning essentially no agricultural land will be preserved to allow for meaningful community garden and farm activities, (The developer has 4 tenths of one acre set aside for community gardens)
2. The proposal calls for a traditional pavement heavy road grid with 6 roads, including 3 roads crossing Milwaukee St and an extension of Chicago Ave from the west, crossing Starkweather Creek. All this pavement will damage the creek watershed through loss of permeable soil filtration, raising concerns over flooding and water pollution. More expensive and traditional stormwater management structures will then need to be implemented to mitigate the run off. Furthermore, 3 more intersections crossing Milwaukee St will be very disruptive, and a road across the creek will devastate the green corridor of the creek - any bridge should be limited to only a bike and pedestrian crossing, which will still allow folks from west access to the land.
3. The application does not directly indicate planning for environmentally sustainable design, such as geothermal infrastructure, solar microgrid, or electric car charging stations.
4. There does not appear to be a designated facility where programming to support a sense of community could occur. Such programming could include: farmers' markets, tutoring, skill-sharing events, community meals, and nature education classes. While some of the proposed outlots may be zoned to permit this, it would be important that the zoning for a relevant plat allow for a commissary or commercial kitchen to support community meals.

Many of these issues have been raised in the public input sessions offered by the developers, and they have done a great job of refining their proposal to improve the variety and affordability of housing to be offered, and have some great green-space features. However, I believe the plan must be modified as follows to address the above issues and best meet the needs of Madison and Dane County.

1. There should be preservation of a more substantial agricultural area for community gardens and farm entrepreneurs' projects, chickens/small animals, and as a gathering space for residents to connect and share, meaning that not all of the existing farmland be paved over for streets and buildings.
2. Building sites should be designed for energy efficiency, using geothermal, solar, green roofs, and other techniques to reduce carbon footprint and encourage a non-

- car-centric, walkable and friendly environment
3. There should be zoning for a plat that allows for inclusion of a community ecology center, which could offer educational programming and create a focal point for neighborhood interactions and community-building such as a farmer's market, community meals, skill sharing, and possibly a festival. This plat would need to be zoned to permit a commissary or commercial kitchen to facilitate community meal sharing.
 4. The developers should consider donation of a few acre plat to be specifically designated as owned by the community at large, as a demonstration of true public / private cooperation, with this plat to be developed by a non-profit coalition directly in response to public guidance, thus assuring that the public gets some of its specific desires met.
 5. The Chicago Avenue extension should be a bike /pedestrian only bridge.
 6. Fewer roads should cross Milwaukee St.

Thank you for your time in considering these comments. I can be reached at rcoloni60@gmail.com or at cell phone #608-520-3701.

From: [Nanci Olson Tibbetts](#)
To: [Plan Commission Comments](#)
Subject: Voit Farm property
Date: Tuesday, August 1, 2023 6:01:58 PM

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I've lived in Eastmorland neighborhood for 30 years. I am concerned the Starkweather LLC vision for Voit Farm has too many buildings and roads and not enough green space to protect the wetlands and wildlife that reside on the property. Please consider the plan Save The Farm has developed. It's important to preserve and not pave over what little green space remains on the east side of Madison.

Nanci Tibbetts
4022 Steinies Dr, Madison, Wi 53714