

From: [Mary Arnold](#)
To: [All Alders](#)
Subject: Support for Housing - Common Council
Date: Sunday, June 16, 2024 8:55:52 PM

Some people who received this message don't often get email from arnoldemary@gmail.com. [Learn why this is important](#)

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

Hi Alders,

My name is Mary Arnold and I am a renter in Madison. There are several exciting housing projects being brought forth at the next Common Council meeting I'd like to show my support for.

Voit Farm

This plan is extremely exciting to me because it shows awareness for good development moving forward. The developers have done an excellent job creating a plan that contains a mass amount of housing (potentially over 1000 units!) while also providing access to a new park, and public amenities. As space in Madison is extremely limited it is excellent to see such a well-thought approach to this large plot of land making something that will last, serve the community, and serve Madison as a whole.

Eszen Haus

Of all plans being reviewed at his meeting, this may be the most impressive in its persistence and ingenuity. Seeing the city, developers, and neighbors work together to create something so uniquely Madison and pleasing to the masses is very inspiring and gives me hope that the city is moving towards a development first mindset it so desperately needs. I think the positives of this plan speak for themselves, but I'll still mention my appreciation for the new housing units, the hotel being in a very desirable location, and the thought given to pedestrian and bike friendly spaces. My only complaint is that I hope moving forward the city will do more to encourage development and not get it bogged down in minute details and overly complicated processes that not only slow the growth and projection of the city, but serve as obstacles for smaller developers to build in Madison. I understand the need to make sure the designs will work in the spaces given, but if every proposal takes as long as this one did then there's no chance Madison will be able to accommodate its demand very soon.

Whitney Way Rezoning

If this for some reason isn't passed, then I would ask where else would be better to rezone? Rezoning here is the clear next step as this area has BRT, many jobs, and other amenities all of which will be attractive to developers and allow the city to grow in a controlled manner with minimal impact on the environment. I would also ask the Council to look for other areas of similar profiles for rezoning in the future.

Old Sauk Rd

There has been much talk on this proposal in particular, and most of the complaints come down to either environmental concerns or the character of the neighborhood. I'd like to address

At the Plan Commission one supporter of this plan called the neighbors hypocrites for many of the points they made and while I might not have been so blunt, there are definitely aspects of

that that ring true. Many of those opposed act as though the existing neighborhood simply grew from the dirt the way it is and is the only acceptable way it can be. While they'll raise concerns about stormwater management, tree removal, and car traffic they don't seem to acknowledge that their driveways cover way more land than the proposed development and contribute to stormwater issues, that each house and lawn in the area required the removal of trees and wildlife, and that they contribute to traffic as well every time they drive in it. I would not demand anyone living in the area tear down their house, rip out their driveway, and give up their vehicles because that would be ridiculous. However, those opposed to this plan will demand that nothing deemed "too much" be built in the area because although single family homes are proven to be worse for the environment than denser multifamily housing, they purport that this new development is not in line with their environment-conscientious lifestyle. I do agree that developments should aim to be environmentally friendly as possible, but to deny this development from moving forward for these reasons when the rest of the surrounding area is worse would be ludicrous.

The character of the neighborhood has also come up many times with the argument that this development does not fit in. What is being purported by opposers of this plan is that things can't change because they've been built a way and so anything outside a certain mold is not welcome. I ask the Council to consider what this area (and really all of Madison) looked like 100 years ago, and 100 years before that. Was the character of the neighborhood the same in each situation? Has Madison remained stagnant since its founding? The answer is clearly no, because cities and the neighborhoods that make up those cities are dynamic and evolve to meet the needs of the people living there. The clear current needs of Madison include more housing and preferably more housing along transportation routes. Even then, Stone House's design doesn't seem egregious to me at all. Stone House has compromised with residents to have fewer floors, and has designed the building with front courtyards to prevent it feeling like a long wall. I ask the Council not treat places where people live as a museum and instead support more housing in all of Madison.

Thank you,
Mary Arnold

From: [Tara Beck](#)
To: [All Aides](#)
Subject: Supporting MACLT--Voit Farms Development
Date: Friday, June 14, 2024 4:24:40 PM

Some people who received this message don't often get email from taraevansbeck@yahoo.com. [Learn why this is important](#)

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

Dear Sir or Madam:

I am writing today in support of the proposed Starkweather Plat at the Voit property. I applaud the inclusion of permanently affordable housing through the Madison Area Community Land Trust. As a current resident of MACLT, I believe we need more housing under this model to provide more opportunities for families to buy affordable homes in Madison. I am a resident of Troy Gardens Condos and believe that we have a positive impact on our community. We are thankful that MACLT was able to develop this area and hope that other households will have similar opportunities in the future. This new development would be a great stride in that direction. I know that the wait lists are consistently long for those hoping to purchase a condo within our community! MACLT made homeownership an option for us and we're so grateful!

Thank you,
Tara Beck

From: [Deaken Boggs](#)
To: [All Alders](#)
Subject: Supporting Housing in Madison
Date: Monday, June 17, 2024 6:42:13 PM

Some people who received this message don't often get email from deaken@maclt.org. [Learn why this is important](#)

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

Dear Alders,

I hope this letter finds you well! There are several development proposals before you at Tuesday evenings common council meeting which I urge you to support. While I am associated with one such project, as the housing director with Madison Area Community Land Trust, I believe all three projects serve equal importance in providing Madison with the housing it desperately needs. Those three projects are; the development at the Voit property, the zoning changes along Stoughton road to accommodate a Tiny House Village, and the posed development of a building on Old Sauk Road.

The Voit property development represents a critical investment in Madison's future, addressing both current and future housing demands with up to 1,100 residential units. This initiative not only mitigates the city's housing shortage but also fosters economic growth by integrating commercial spaces, which will attract businesses and create jobs. The inclusion of green spaces and advanced stormwater management systems demonstrates a commitment to sustainability and environmental stewardship. This comprehensive plan aligns with Madison's vision for balanced, inclusive urban development, enhancing community livability and resilience.

The Old Sauk Road development offers significant benefits for the Madison community. The transition from 2 low-density residential units to a 138-unit apartment complex addresses the pressing need for diverse housing options. The development integrates well with the city's Comprehensive Plan by promoting connected neighborhoods and offering a mix of housing types. Additionally, the project's location along a bus route ensures accessibility and supports Madison's transit-oriented development goals. This comprehensive approach to urban planning not only enhances the livability of the immediate area but also contributes to the broader objective of creating balanced, inclusive, and resilient urban environments.

The rezoning of 201 S. Stoughton Rd to Tiny house village is the exact type of ingenuity Madison needs to help address our housing crisis. Occupy Madison has done fantastic work in attempting to address issues of housing access within Madison and this new location will only help support this effort. I strongly support this rezoning and encourage alders to do the same.

Madison needs its alders to support bringing more housing to Madison. Each of the projects highlighted represent an opportunity to do so and I urge you to provide this support.

Thank you

Deaken Boggs

--

Deaken Boggs



902 ROYSTER OAKS DRIVE | SUITE 105 | MADISON, WI 53714 | (608) 571- 5568
DEAKEN@MACLT.ORG | WWW.MACLT.ORG

From: [Malcolm Dietmar Born](#)
To: [All Alders](#)
Subject: starkweather plat proposal
Date: Friday, June 14, 2024 3:46:43 PM

Some people who received this message don't often get email from awakeinmalcolm@gmail.com. [Learn why this is important](#)

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

I am writing today in support of the proposed Starkweather Plat at the Voit property. I applaud the inclusion of permanently affordable housing through an option to the Madison Area Community Land Trust. As a current resident of MACLT, I believe we need more housing under this model to provide more opportunities for families to buy affordable homes in Madison. I am retired citizen and if not for MACLT I would never have been able to afford housing in Madison.

Thank you,
Dietmar Born
9 Camino del Sol
Madison, WI 53704

From: [Randy Coloni](#)
To: [All Alders](#)
Subject: Agenda item 78911 - Milwaukee St Plat - delay approval
Date: Tuesday, June 18, 2024 12:39:11 PM

Some people who received this message don't often get email from rcoloni60@gmail.com. [Learn why this is important](#)

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

My goal right now is to tell this council that the Starkweather LLC plat application before you has been characterized by hidden, inaccessible, and misleading communications, dreadful mistreatment of a longtime Madison resident and homeowner (Jeanie), and a clear sense that the planning department did not actually want to know what the impacted neighborhoods' concerns and desires were. Madison is failing to demonstrate any commitment to having real public input inform above-board transparent planning. **I hope this council will delay approval until you learn more of what has transpired, especially as relates to the possible extension of Chicago Ave across the Starkweather Creek.** This extension, the subject of too many behind the scenes decisions, would destroy Jeanie's long-time home and devastate the creek's fragile ecosystem. Note that this area was meant to be conserved, at least according to the information presented in the plans the developers showed the neighborhoods.

For 2 years I have watched as the plans have shown, not shown, and then shown again the extension. I have heard countless discussions of why a bike/pedestrian crossing or alternate location might be an option, all while leaving the person whose home stands in the way left completely "out of the loop". Even now, the plat submission before you disingenuously shows a road that goes to the creek and simply stops, as if no discussion of what happens to that road need occur. I personally have sat in meetings (available on tape I believe) **where the developers insisted they did not want nor plan on a road into the development at that location, acknowledging the dreadful impact a car bridge would have on the natural areas meant for conservation.** To understand how all this impacts on Jeanie, just drive down Fair Oaks Ave to view the enormous apartment complex being built with Stonehouse, and **NOTE HOW ABSURDLY CLOSE THE CITY ALLOWED THE DEVELOPER TO PLACE THE BUILDING RELATIVE TO JEANIE'S HOUSE** - meanwhile Jeanie has still has not been contacted about the status of her property or possible demolition by the city or the developers.

Three minutes does not allow me to go into more detail; rather, I can only ask that your sense of justice and desire for our city to be honest and open in its planning process will spur you to **delay a vote until you can learn a bit more**. In closing let me clarify; I understand that sacrifice of a few for the benefit of the many may sometimes be necessary. But leaving such a significant decision-making process hidden and leaving key stakeholders completely absent from the discussion is no way for a progressive city to operate, and this process needs to be reviewed PLEASE.

From: [Nate Ehresman](#)
To: [All Alders](#)
Subject: Support for Starkweather Plat at the Voit property
Date: Friday, June 14, 2024 4:00:04 PM

Some people who received this message don't often get email from natenkelly@gmail.com. [Learn why this is important](#)

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

Dear Alders,

I am writing today in support of the proposed Starkweather Plat at the Voit property. I applaud the inclusion of permanently affordable housing through an option to the Madison Area Community Land Trust. As a current resident of MACLT, I believe we need more housing under this model to provide more opportunities for families to buy affordable homes in Madison.

My family of 6 has been living in MACLT affordable housing for the past 18 years on the far east side of Madison. It has been a tremendous blessing for us - opening the door for us to live in a community we otherwise could never afford and allowing our children to play in a large shared yard that would be unheard of within city limits.

MACLT's sustainable/affordable housing model is a bright spot in an otherwise untenable housing market for lower/middle class families. We would love to see the same opportunities offered to other families that we so much enjoy here on the east side.

Thanks so much for your consideration.

~Nate Ehresman (and Kelly, Noah, Westley, Logan, and Abby too)

From: [Patricia Espedal](#)
To: [All Alders](#)
Subject: Stark weather Plat at the Voit Property
Date: Saturday, June 15, 2024 7:36:10 AM

Some people who received this message don't often get email from patriciaespedal@gmail.com. [Learn why this is important](#)

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

I am writing today in support of the proposed Starkweather Plat at the Voit property. I applaud the inclusion of permanently affordable housing through an option to the Madison Area Community Land Trust. As a current resident of MACLT, I believe we need more housing under this model to provide more opportunities for families to buy affordable homes in Madison.

Having an affordable house I can own in madison for me and my 3 children and husband has been life changing for us over the past 16 years.

Patricia

From: [Pat Halpin](#)
To: [All Alders](#)
Subject: Support For Affordable Housing At Voigt Development
Date: Sunday, June 16, 2024 4:51:29 PM

Some people who received this message don't often get email from pahalpin8364@gmail.com. [Learn why this is important](#)

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

Greetings,

We in Madison need all the affordable housing we can get. I live in an MACLT affordable condominium. If I had not purchased this home 26 years ago I would not be able to live in Madison. I could never afford anything. I have been a contributing member of the city all that time.

Please do all you can to promote affordable housing for regular people. Thanks for your help

Regards,
Patricia "Pat" A Halpin
15 Anniversary Ct, Madison, WI 53704

From: [Andy Heidt](#)
To: [Mayor](#); [All Alders](#)
Subject: Affordable Housing Opportunities Voit and Tiny Homes
Date: Sunday, June 16, 2024 8:22:46 AM

Some people who received this message don't often get email from afheidt@gmail.com. [Learn why this is important](#)

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

Dear Mayor and Common Council,

I am writing to express my support for the Tiny Village off Stoughton Road and the Voit Property.

The Tiny Homes work of Occupy Madison has provided housing for some of Madison's most challenging to house people successfully. Please continue to support this initiative's growth and impact.

As far as the Voit Property, I unsuccessfully requested the Mayor and previous Alder lead a city purchase of this property to facilitate a major affordable and environmental design for an emerging eastside neighborhood. Despite this failure, this project can combine elements of affordability and environmental harmony to create a thriving community within the eastside. I do believe the Chicago Avenue entrance should be bike and pedestrian only and will better serve the long-term environmental dynamic of this project. The Madison Area Community Land Trust, of which I am a board member, plans to develop permanently affordable owner-occupied condos will add a crucial element to the mix proposed for the site.

We need more affordable housing at deep levels with appropriate design and supports to make communities thrive. These two projects are small steps in that direction. Your support is appreciated.

Sincerely,

Andy Heidt
3128 St Paul Ave
Madison, WI 53714

From: [jeanie kramer](#)
To: [All Alders](#); [Kapusta-Pofahl, Karen](#); [Fields, Debbie](#)
Subject: Table the vote ! Stop the Chicago Avenue extension
Date: Friday, June 14, 2024 11:01:37 AM

Some people who received this message don't often get email from jeaniekramer@uwalumni.com. [Learn why this is important](#)

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

Dear Common Council:

I urge you to delay (table) the vote scheduled for Tuesday night June 18th on the Starkweather LLC Plat Area Plan. The citizens of Madison have not received full transparency from the Department of City Planning and their closed-door conversations with developers. The sale of Voit Farm (3420-3614 Milwaukee Street) will not go through until the Council approves the re-zoning; the developers want this badly, or this historic natural area is of no profitable use to them. Part of the plan is to extend Chicago Avenue from North Fair Oaks across the Starkweather Creek through to the proposed housing development. Neither North Fair Oaks nor Chicago Avenue's narrow roads can sustain this level of traffic. Residents of the neighborhood have voiced these concerns time and again at Planning Committee Meetings and Public Hearings that they do not want the road extension, including significant outcry at a Planning Committee meeting in November of 2020. I urge you to read and listen to the minute notes from the Planning Committee from 11/23/2020 before making your decision

The Planning Department's actions demonstrate a lack of transparency and commitment to the citizens of Madison. The official map designation for the road extension was initially billed as a way to prevent any further expansion of the Amazon distribution site with virtually no discussion on the need to destroy someone's home. The plan for the extension then changed to a designated pedestrian/ bike path. The bike path plan was presented at several of Starkweather LLC's public engagement meetings as well as the Transportation committee meeting in the fall of 2023. Subsequently Starkweather LLC decided they wanted an actual road, apparently changing their point of view: a classic bait-and-switch.

Moreover, my home at 133 North Fair Oaks appears designated for demolition in order to build this "road-or-bike" path. The Planning Department has avoided me, cancelled meetings, failed to provide me notice of public meetings, and failed to develop alternative proposals per instruction by former Alderwoman Marsha Rummel and Former Alder Grant Foster. Yet they work closely with their developer friends, including the owners of a 112-plus unit building next door to my house: 215 N. Fair Oaks LLC, which is being built by Stonehouse LLC. Please note that Stonehouse LLC together with Threshold LLC forms Starkweather LLC. I am a nurse practitioner, a simple

homeowner in a humble neighborhood.

I do not merit a seat at the table with the high rolling developers? *Is this the Madison Way?*

There has been little to no public discussion about the environmental impact of building a road through this natural area and a bridge over the creek. The residents are not being heard. This is another example of Starkweather LLC realizing even more profits building high density rentals at the expense of the natural environment, the neighborhood residents, and the citizens of Madison. Council: do not hide behind the cloak of "affordable housing = social justice." You are *not* providing sustainable quality housing with this overall plan. Please table this plan and remove the planned Chicago ave extension from the Plat Plan. Instruct City planning staff that ALL residents of the city are of at least equal, arguably greater, importance than the developers and deserve to be heard. Please contact me if you have any questions or concerns.

Sincerely,

Jeanie Kramer

133 N. Fair Oaks Avenue

Madison, WI 53704

(608) 335-8338

From: [Josh Olson](#)
To: [All Alders](#)
Subject: Neighbors for more Neighbors - Supporting more housing in Madison at Common Council
Date: Sunday, June 16, 2024 7:56:36 PM
Attachments: [image_1](#)

Some people who received this message don't often get email from jo.olson03@gmail.com. [Learn why this is important](#)

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

Hi Alders,

My name is Josh, I live on the Southwest side in District 20. I've been following Madison housing issues since 2019 and I've recently attended many West Area plan meetings.

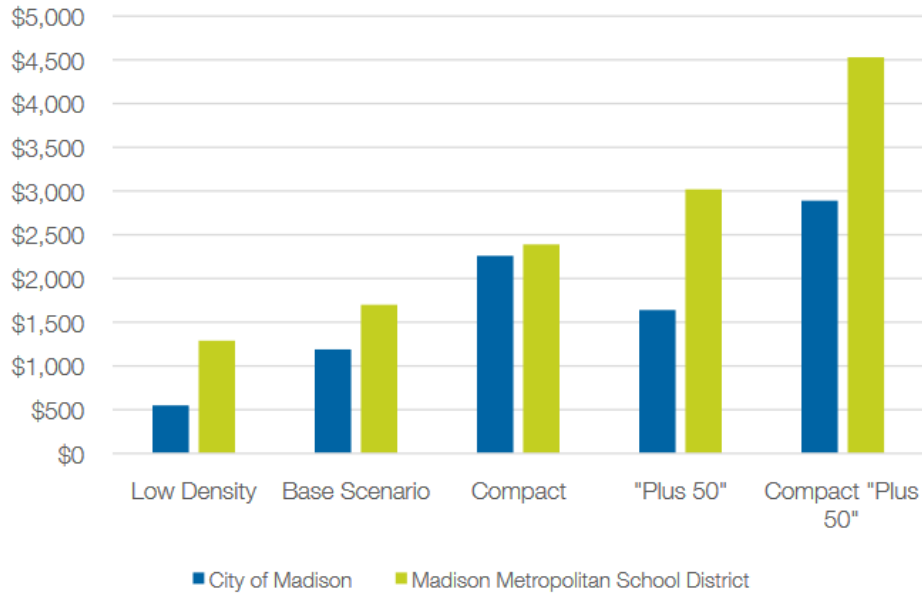
I'm writing to you in support of the pro-housing agenda items for this week's Common Council meeting. We need housing units of all types in Madison and you have the ability this week to make a big dent in our shortage. The following items are particularly important to me:

[Agenda #8 \(78911\) - Voit Farms](#)

- We don't have much space left to build in Madison, so it's important to build sustainable and prosperous home types in the greenfill we do have
- The current Voit farms proposal does a good job of balancing density and desired housing types, making a community where it's easier and safer to walk and bike while not burdening us with costly debt down the road
- I think it's great that we are using [Smart Growth America's lessons](#) from 2015 in Madison in making communities that don't burden the City with additional debt. Low density areas generate the least amount of property taxes and they cost considerable amounts in maintenance after the first depreciation cycle. This plot from Smart Growth America's analysis showing additional density providing the greatest revenue should make us think from a fiscal perspective about our structural deficit, our current need to rely on property taxes to get most of our revenue, and the kinds of housing we should be incentivizing (and this does not even consider the benefits of community, less VMT, and more opportunity for businesses with density)

FIGURE 1

Estimated annual net fiscal impact per acre



[Agenda Item #9 \(82903\) - Essen Haus Redevelopment](#)

- Thank you Alder Rummel for being on board with this redevelopment. I'm glad the City, owners, developers, and neighbors were able to come to a compromise and find something amenable for everyone

- I want to highlight that there were [plans to redevelop this going back to at least 2019](#). It's fantastic that a plan has support now, but what are we showing people in Madison **if it takes 5 years to get approval** to start redeveloping? How many businesses or housing projects are we discouraging from coming to the table because of the risk a project might never break ground?

- How does this long permitting process affect our non-profit or small developers? What can Common Council do to try and shorten these delays? Can we make the rules clearer? Can we try to actively determine landmarks, historic districts, design elements, infrastructure requirements before redevelopment is proposed? How do we reform subjective veto points to be objective checkpoints?

- Cities of our size are not designed to stay in amber. If we continue to look backward and only cherish what has happened before us, we restrict and limit the potentially beautiful, inspiring, and cherished city of the future. There are tradeoffs everywhere and nostalgia is a really powerful emotion, but so is quality of life. Every decision we make, whether it's to redevelop or not redevelop, should be considering Madisonian's quality of life and if we are building towards a more prosperous and resilient city

[Agenda Item # 12 \(83476\) - Whitney Way Rezoning](#)

- This area of Madison has access to many jobs, amenities, and BRT. Building up more in these areas is smart development, especially if there are developers who are ready to build

- We should also consider other areas that are of a similar profile and if those areas should be proactively rezoned in a way that attracts projects that couldn't work under existing restrictions

[Agenda Item # 13 \(83477\) - Old Sauk Road Development](#)

- This item is the heart and soul of housing in Madison and how you respond will establish precedent for either continuing to make our City prosperous and resilient by building more homes OR letting the City become unaffordable as anti-housing, established Madisonians who are not impacted by housing shortages get to call the shots.

Here's the context and the stakes:

1. In an area that the City designated to be Low-Medium residential
2. With a development plan that meets City standards for the zoned area
3. For a development team that has been amenable to public comment, including reducing the number of units, which increases the rent for future tenants
4. And an owner that is likely using the sale of this land as their retirement nest egg, for which we would never ask a single family home owner (with similar retirement plans) to sell their property for less than what it's worth for misguided, subjective, and personal ideals like *the benefit of the neighborhood*

Will Common Council either:

1. Pass the development as it meets city code, showing that it is possible to build incremental housing/"Missing Middle"-like homes *within the Beltline*, saving the City money in the long run on maintenance, while incentivizing developers to find more opportunities within Madison to help families, seniors, young professionals, and all Madisonians find affordable housing

OR

2. Give in to neighbors who are set on maintaining the City in amber, forcing higher property taxes on everyone, reducing City services for everyone, and providing a blueprint for other neighborhoods to [demonize renters and bully their way](#) into no additional housing in **their** backyards, only **other places** in the City, putting us on a wheel of non-existent improvement because everyone gets a veto, resulting in us becoming as unaffordable as San Francisco.

I think in general the City would be in a better spot if it allowed more permitted "missing middle" homes by right rather than conditionally. **When 2/3 of residential land is restricted to only single family detached homes**, it can make new development areas feel like they are getting picked on when they get selected. "Why us? Why not some other area of the City?" These are fair questions in the sense that everyone in Madison is responsible for making this City a better place, so no one should get special treatment. We shouldn't respond to selectivity with "No", we should respond to selectivity with "yes, and other areas are up next".

If we say no to this development, we are maintaining the track we are already on to become San Francisco, San Jose, New York, Boston, or any other desirable city that hasn't built housing. We should be trying something different and not repeating the same disastrous decisions they've made decades ahead of us. We should approve this project and many others like it in the future.

[Agenda Item # 14 \(83478\) - Tiny House Village](#)

- We should try housing of different types and see what works for people. The City should have goals related to these developments and determining if they are meeting those goals

X amount of time after construction is complete

Thank you for reading. If you want to learn more about incremental housing, what you can be doing as an Alder, and how important it is to make our City more prosperous and resilient you can find info at [Strong Towns - Incremental Housing](#). I'm a part of the local conversation in Madison ([Strong Towns Madison](#)), where as a group of Madisonians we are looking to make our City better. Supporting housing so we can have more neighbors is one of our core goals, so be on the lookout for neighbors for more neighbors!

Josh Olson

From: [eli.steenlage](#)
To: [All Alders](#)
Subject: Affordable Housing - Starkweather Plat at the Voit property
Date: Friday, June 14, 2024 1:52:38 PM

[Some people who received this message don't often get email from eli.steenlage@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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

Hello,

I am writing today in support of the proposed Starkweather Plat at the Voit property. I applaud the inclusion of permanently affordable housing through an option to the Madison Area Community Land Trust. As a current resident of MACLT, I know that there are virtually no options for affordable housing in the current Madison housing market. I believe we need more housing under this model to provide more opportunities for families, like my own, to buy affordable homes in Madison.

Thanks,
Eli Steenlage

From: [Beth Welch](#)
To: [All Alders](#)
Subject: In Support of Voit Development
Date: Saturday, June 15, 2024 11:19:00 PM

Some people who received this message don't often get email from bethshohamwelch@gmail.com. [Learn why this is important](#)

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

Dear Common Council Members,

I am writing today to fully support the proposed Voit Farms development plat.

It's great to see the mix of residential and commercial space in a new development. I pay attention to housing, development, zoning, and general city planning trends/changes in Madison. It's common to see new subdivisions focus solely on residential uses. This results in residents needing to travel farther to meet their basic needs (almost always by car).

I'm pleased with the inclusion of permanently affordable housing through an option to the Madison Area Community Land Trust. Madison needs affordable housing, and it's promising to see it included in a new subdivision.

I strongly feel that the Chicago Avenue extension should be exclusively bike-pedestrian only. It is difficult to effectively build a bridge that accommodates pedestrian-bike-auto movement together. A bridge that allows cars will preclude good bike and pedestrian connectivity to the new neighborhood. The city has a goal of reducing carbon emissions and this can be accomplished by prioritizing walking & biking over driving gas-powered vehicles.

I am personally in favor of the gridded streets. They are a good feature of this subdivision. Although the extra connections on Milwaukee Street may not be preferred for drivers, they will make the pedestrian walking experience safer and should be included in the plat. An alternative would be to limit car intersections to every other crossing, but create bike/pedestrian connections at every crossing point.

Voit is the perfect location for affordable & sustainable homes. I am surprised and frustrated that the proposed units have been reduced to around 1,100 from the previous proposal iterations. Any future plan adjustments should involve more homes (for more Madisonians in need of permanently affordable housing), not fewer.

I hope you will take a moment to consider my comments. I challenge you to envision what will truly benefit Madison and what will be best for residents of this development in the future, not just what influential constituents feel would benefit the neighborhood today.

I would greatly appreciate if you would also take the time to review the email (below) that I sent to the Planning Commission last week.

Greetings Planning Commission and Common Council Members,

I am writing today in support of the proposed Starkweather Plat at the Voit Property. Voit is

the perfect location for affordable & sustainable homes. I learned that the proposed units have been reduced to around 1,100 from the previously proposed plan iterations. Only plans for MORE homes (for more Madisonians in need of safe, permanently affordable, sustainable housing) should be encouraged.

I applaud the inclusion of permanently affordable housing through an option to the Madison Area Community Land Trust (MACLT). I am a current resident of MACLT and I believe that we need more housing under the land trust model to provide more opportunities for families to buy affordable homes in Madison. The Land Trust is a remarkable non-profit in that it also supports and educates its homeowners on how to care for their home and the land for the long-term.

MACLT has assisted us with refinancing and repairing our home so that we can afford to remain living in our home. I believe MACLT has about 70 homes now. Growing that number in Madison will benefit the entire Community because access to affordable housing coupled with the the Land Trust's support has also provided our family with TIME (my husband and I do not need second jobs) to accomplish goals like volunteering, voting, and civic engagement - such as writing letters of support to the Common Council.

Thank you for your time and consideration,

Beth Welch

From: [Olivia Williams](#)
To: [All Alders](#)
Subject: Support Tiny House Village, Voit, and Old Sauk Rd Tuesday
Date: Friday, June 14, 2024 2:53:15 PM

Some people who received this message don't often get email from olivia@maclt.org. [Learn why this is important](#)

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

Dear Alders,

There are several decisions at the next Common Council meeting on Tuesday that will support the development of affordable housing and I urge you to support all of them. I wear a few different hats in regard to these proposals - as a neighbor to two of them, an Executive Director for Madison Area Community Land Trust, and a general supporter of affordable housing in all forms.

I support the zoning changes that would allow a new Tiny House Village on Stoughton Road. As an ED of a fellow affordable housing nonprofit, I applaud the work of Occupy Madison, and I see them as being very successful at achieving their mission. One of the biggest hurdles of affordable housing development work is finding suitable and affordable sites for a project. The site is a great location for this project-- it is located in a residential area near a bike bridge over Stoughton Road (in fact, the lot is just across Stoughton from my own home), on a lot big enough for a multifaceted facility to support the residents. I am in strong support of this project.

I also support the zoning and platting needed to develop the Voit property. My organization, Madison Area Community Land Trust, has an option to purchase one of the lots that will be zoned and platted with these items. We plan to develop permanently-affordable condo units at this site. I have found the Starkweather Group pleasant and forthcoming to work with, and it will mean a lot to my organization to be able to move ahead with this project. I also live close to this site, and am excited to have more connecting bike paths, park space, commercial options, and new neighbors with the Starkweather Plat developed.

I would, however, like to see the Council and staff re-commit to planning for the Chicago Ave crossing as a bike-only bridge over the creek, and to commit to never build an expensive car bridge at this crossing. There is a lot of value in connectivity between places - for people, pedestrians, and people traveling on bike and wheelchair, but seeing this connectivity in a car-centric light is misguided. Our streets are in fact safer for pedestrians, people on bikes, and people with other mobility devices when we reduce car traffic where it is unnecessary.

Finally, I support the zoning and platting of the Stone House Development project on Old Sauk Road. Any concerns regarding stormwater I trust will be handled and considered in detail by City Engineering in the next phase of the project.

Affordable housing is desperately needed in Madison, and approvals of these projects are essential to getting them off the ground.

Thank you for considering their approval,

Olivia

OLIVIA R. WILLIAMS (they/she/Dr.) | EXECUTIVE DIRECTOR



902 ROYSTER OAKS DRIVE | SUITE 105 | MADISON, WI 53714 | (608) 285-2691

OLIVIA@MACLT.ORG | MACLT.ORG

Office hours by appointment only