

From: Susan Baranczyk <sbaranczyk@gmail.com>
Sent: Tuesday, September 24, 2019 7:37 PM
To: Rohlich, Ruth <RRohlich@cityofmadison.com>
Subject: Opposition to Salvation Army Expansion, East Washington Ave., Madison, WI

Dear Ms. Rohlich:

Re: Opposition to Salvation Army Expansion, 600 Block of East Washington Ave., Madison, WI

We are the property owners of a condominium at 624 East Mifflin, Madison, WI, almost directly behind the current the Salvation Army facility on East Washington. We are writing in opposition to the proposed Salvation Army expansion on the 600 block of East Washington. **We respectfully request that the Economic Development Division consider the following potential impact of the proposal on economic development and suggested alterations to the proposal.**

We purchased our property in 2018, and our current leaseholders are young professionals. Like other property owners in the area, we have been investing in the neighborhood, which is ideally located within walking distance of the State Capitol and employers/businesses near the Square.

When we first heard of the Salvation Army proposal, we were not concerned. We purchased the property knowing the proximity of the current facility. We believe in the mission of the Salvation Army and that its clients are deserving of a remodeled facility. However, we have since learned that the proposal includes expanding to accommodate nearly four times the client volume. This is where we foresee negative economic development impacts, as well as concerns for the safety of the local residents.

Potential Impact

- **Safety of Local Residents – and Their Desire to Remain in and Invest in the Area – Is at Risk.** In the short time our leaseholders have been at 624 East Mifflin, they have had multiple car break-ins and attempted car break-ins. Clients of Salvation Army regularly shout at passersby and each other. Visitors to our condominium have witnessed open drug deals on the street. Nightly, there are one or more emergency response vehicles with sirens and lights in the Salvation Army parking lot. Noise is also an issue in the parking lot behind the Salvation Army, where clients congregate. An expansion to accommodate four times the clients would be detrimental to safety and further investment in the area. The proposal does not include any assurance or plan to address the increase in safety concerns and emergency situations we see today and which would multiply.

As mentioned earlier, we do not oppose the Salvation Army proposal in its entirety. We believe that with the following alterations, the Salvation Army clients would benefit and the current area residents and property owners would not be impacted negatively.

Suggested Alterations to the Proposal

- **Distribute the Capacity for Increased Services Across All Madison-Area Salvation Army Facilities.** The Isthmus and East Side have reached a high concentration of service and other shelters. While some small percentage increase in capacity may be reasonable at the East Washington facility, nearly four times the current capacity is unreasonable.
- **Locate the Parking Lot/Entry Area to solely the business side of the block and away from the residential sides.** By

moving the parking lot entrance to East Washington Street and fencing or walling off the remainder of the property, the local residents will be buffered from harassment/shouting and will experience less of the nighttime disruptions from the frequent emergency response situations.

- **Require a Plan for the Security of Local Residents.** To help prevent break-ins and harassment of passersby and local residents, require on-site security guards at the Salvation Army facility

We appreciate your consideration of these concerns and look forward to your reply.

Sincerely,

Susan and Rick Baranczyk

sbaranczyk@gmail.com

From: Michelle Martin Bill Jameson <marjam1332@gmail.com>

Sent: Wednesday, September 11, 2019 1:27 PM

To: Rohlich, Ruth <RRohlich@cityofmadison.com>; Kennelly, Daniel <DKennelly@cityofmadison.com>; llorantia@cityofmadison.com; All Alders <allalders@cityofmadison.com>; Mayor <Mayor@cityofmadison.com>

Subject: Salvation Army development

To all concerned,

I am writing to express my support for the proposed expansion and redevelopment of the Salvation Army building on the 600 block of East Washington Ave. Madison has a growing need for services for people without homes especially in the face of growing pay discrepancies between tech professionals and the ever growing service industry and the lack of adequate mental health services in Madison (for people of all income levels). It doesn't take much to see the problem getting worse and worse for people here in Madison. Gentrifying and removing people who are homeless does not fix the problem, in fact it makes it worse. We need to step up and do better for all citizens of Madison not just the ones buying fancy new condos downtown. Turning our backs on a need for services and housing would be unethical. Please support the Salvation Army's proposed redevelopment and expanded services.

Sincerely,
Michelle Martin
1332 Spaight St

From: Terry Buss <tbuss@edchase.com>
Sent: Monday, September 16, 2019 11:09 AM
To: Rohlich, Ruth <RRohlich@cityofmadison.com>
Cc: Kennelly, Daniel <DKennelly@cityofmadison.com>; All Alders <allalders@cityofmadison.com>; Mayor <Mayor@cityofmadison.com>; Ben Udell <benjaminudell@gmail.com>
Subject: Salvation Army Expansion

My name is Terry Buss. I currently live in Appleton, WI and own a contracting business in the Fox Valley. I am 65 years old and my wife and I went to school at Madison and have family in the area. We have always been fond of Madison and are looking at the possibility of retiring in or around the city. We both enjoy city life and were greatly impressed with the progressive development the city has made to the near east side (Silvee, AM Fam, Festival Foods, Apartments, Hotels, Bars, Restaurants, a new music center for youth is under construction, and Breeze Stevens Field). The area is offering a new vibrant feel to this neighborhood, which historically has been pretty bleak. We were definitely attracted to this area and decided to buy a one-room condo in the Starliner development so we could spend time in this community and sort of "get our feet wet" with the goal of possible retirement within the next few years.

I was aware of the Salvation Army location and did not have any concerns, as I suspected that this organization was providing a valuable function to families in need and for that should be lauded. What we didn't realize was the periphery environment that it seemingly attracted. As we walked up Mifflin Street to the square we would have to walk through groups of people, swearing, being aggressive, asking for drugs and they were, in fact, just outside the Salvation Army parking lot. Then we also noted a growing presence of groups of people accumulating at the park picnic table across the street that were drinking, swearing, being generally intimidating. I understand that a temporary drinking ban has gone into effect, the tables were removed and this has appeared to help that situation recently.

Frankly, I did not know what the correlation is or was between all the bad behavior that appeared to be centered around the Salvation Army location. I still don't know if I completely understand that, although, I was a bit surprised to hear the people were housed but sent out in the morning. Many went to the Beacon, others I am not so sure. At any rate, it appears to me that the Salvation Army does a good job of providing emergency shelter, however, does not provide rehabilitative services, counseling, or security. I learned that their purpose is to provide shelter for homeless women and their children and that they are not equipped to handle all of the people that need these services. It is a temporary shelter. More of a "stop gap" for those who are in desperate need.

I have been trying to follow the 25 million dollar expansion project. It appears that the development will allow housing of approximately 3 or 4 times the amount residents. Some transitional housing at a small cost, increased space for single mothers and children, and emergency shelter. The campus is supposed to have mental health facilities, medical facilities, a gym, and a chapel. It appears to be an admirable undertaking if it can be well managed, and does not add security issues to its neighbors. But, if it is not well managed it will add to security problems in the neighborhood, and be detrimental to positive family growth around the area. I do not foresee families, especially with children, moving into this area given the growing bad behavior that is present. If the Salvation Army site contributes to this bad behavior then we should put the brakes on this development.

I really don't see why we should mass people of different needs (some in need because of situations with those with mental health, addiction, or just chronically homeless). I would think it

would make sense to develop separate facilities for each group, and build separate specialized units in various communities to fit those needs. My concern grew when I attended a neighborhood steering committee meeting that had members of the Salvation Army present. I was taken aback that there appeared to be no real plan for security of residents and neighborhood, they did not have real answers about how they would be serving mental health or addictive issues. Other than changing the layout of the buildings, they had no operational plan that they could share. I began to wonder if the Salvation Army is the logical partner for such a massive undertaking, or whether other entities may be better suited for such a task.

So there should be some questions that need addressing prior to pushing this through.

Is it a good idea to mass together people of different needs into one campus?

Does the Salvation Army have any culpability when it comes to security of the neighborhood?

Who are people that are creating the bad behavior in the neighborhood, and are they connected to the Salvation Army Location?

What is their Operational plan to deal with different populations massed together (transitional, single mothers, chronic, mental health, addictive)?

Is the Salvation Army the right partner to handle such an undertaking that will serve such diverse needs? Finally, what vision does the city have for this area? I understand it is important to serve the homeless population, but it is also important to uphold the welfare of all families and neighborhoods.

Thank you,

I would appreciate any response at your convenience.

Terry Buss

Terry Buss

President

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Email: tbuss@edchase.com

From: Kevin Luecke <kluecke1@gmail.com>

Sent: Friday, September 13, 2019 9:32 AM

To: Rohlich, Ruth <RRohlich@cityofmadison.com>; kennelly@cityofmadison.com; llorantia@cityofmadison.com; All Alders <allalders@cityofmadison.com>; Mayor <Mayor@cityofmadison.com>; Rhodes, Linette <LRhodes@cityofmadison.com>; Patty Prime <pprime@gmail.com>; Jonny Hunter <jonny.d.hunter@gmail.com>

Subject: Salvation Army Proposal

Hello All.

I want to voice my strong support for the Salvation Army proposal for an expanded shelter and apartments at their current location on East Washington Avenue. Contrary to what you may hear from others, the Tenney Lapham neighborhood is not "overburdened" with shelters and services for people suffering from homelessness or other issues. In fact, our neighborhood is the perfect place for a shelter like this because of its proximity to downtown, transit, and other destinations that people need to reach - this is why I live here with my family.

There are certainly issues that the Salvation Army and City need to *cooperatively* address related to loitering, public drug use, and other issues on public property outside the current facility. However, these issues can be addressed, and should not be a barrier to building a facility that makes better use of the land and can better serve users of the shelter. If anything, my primary concern is that the current proposal is not dense enough and includes too much parking.

Please support the Salvation Army's proposal while also ensuring that the City works cooperatively with the Salvation Army to address the issues and concerns of neighboring residents.

Thank you,
Kevin Luecke
121 N Ingersoll St

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Kevin Luecke
kluecke1@gmail.com

-----Original Message-----

From: Diane Carol Gooding <dgooding@wisc.edu>

Sent: Saturday, September 14, 2019 12:11 AM

To: Rohlich, Ruth <RRohlich@cityofmadison.com>

Subject: Salvation Army Proposal

Dear Ms. Rohlich:

I am writing to you as a home owner who lives relatively close to the Salvation Army. Unfortunately due to work I was unable to attend the Sept 11th mtg regarding the Salvation Army proposal. However I am writing to express my opposition to the plan to expand the Salvation Army at the proposed site. As a single black female in her mid- 50s, I was finally able to achieve home ownership. I look forward to enjoying my home and walking around my neighborhood for exercise. Unfortunately, due to the Salvation Army and the people who visit those residing there, I frequently find myself avoiding the 600 block of East Washington Avenue and indeed, trying to find alternate ways to enter my 819 E. Mifflin Street address. I really fear that expansion of the Salvation Army would create more challenges and even greater safety hazards.

Please note that I am an avid fan and supporter of The Beacon. However, I believe that our neighborhood has reached its saturation point.

Thank you for your attention to this matter.

Sincerely,

Diane C. Gooding, PhD
819 E. Mifflin St #308
Madison, WI 53711

From: shauna koszegi <shauna.koszegi@gmail.com>
Sent: Thursday, September 12, 2019 4:42 PM
To: Rhodes, Linette <LRhodes@cityofmadison.com>
Subject: Salvation Army Proposal

Hi there,

I live near the Tenney-Lapham neighborhood and I want to express my support for the Salvation Army proposal. I'm a librarian in Madison and have worked with folks who utilize services like the Salvation Army for years. It has been increasingly difficult to serve patrons who are experiencing homelessness or are in need of other basic resources to survive or live comfortably. Madison doesn't currently have enough space/capacity/social organizations and shelters on the east side, and our public libraries can of course only do so much. This redevelopment would be a **tremendous** opportunity for our city, so that we can take better care of our citizens. I have neighbors and friends who are equally excited, and I hope that the proposal is approved and executed as soon as possible.

Thanks for your time,
Shauna

From: Riedel, Justin R. <Justin.Riedel@cunamutual.com>
Sent: Thursday, September 12, 2019 9:05 AM
To: Rohlich, Ruth <RRohlich@cityofmadison.com>; Kennelly, Daniel <DKennelly@cityofmadison.com>; Iloratia@cityofmadison.com; All Alders <allalders@cityofmadison.com>; Mayor <Mayor@cityofmadison.com>
Cc: salvationarmyproposal@yahoo.com
Subject: Salvation Army Proposed Expansion - Vote No

City Leaders,

Good morning, hope all is well! We had informal meeting on the captioned proposal last night and were encouraged to message our city leaders. So here we go...

Let me preface this with I don't expect a response back. I also know housing and services for low income households and homeless are a priority for Madison and I have certainly read the theories on how these help the overall community. Everyone also agrees helping women and children in awful positions is right to do, so please don't take my comments as against that. I will try to keep this as professional and fact driven as I can so please forgive me if there is a some tone in it.

Background:

My name is Justin and live with my wife in the Colony Condos neighboring the current Salvation Army. I went to school at the UW and after some years working in Chicago we moved back to Madison where I always wanted to live. My wife works in the School District and I work for a CUNA on the westside. We are hard working and pay an extremely large amount of taxes to live here. I am no politician, but I would assume you are looking for young working class families like mine to occupy or move into your districts instead of driving them out.

The Salvation Army is pretty big issue in the life of my family. Going back 6 years ago when I moved into the building/neighborhood I had no idea how much frustration the Salvation Army and its visitors/customers would cause in my day to day life. So much so, I would have never moved in and to be honest, is the reason my property is for sale. What is even more concerning is I have had my unit for sale for over 4 months while reducing the price from market rate to below assessed value with no offers. Feedback is always "your unit is beautiful but....".

Issues:

- Taxpayers/Homeowners/Business owners leaving the area dramatically bringing down values and reversing the investments recently put into the area.
- Building brings the following:
 - Crime:
 - Sexual Assault/Assaults
 - Have called the police after witnessing a male customer/visitor knock out an elderly woman in front of our building
 - Stabbing
 - https://madison.com/wsj/news/local/crime/woman-arrested-for-allegedly-swinging-screwdriver-at-other-woman-madison/article_d0f5d0b4-8cdf-5ab0-8ef7-492faa79e865.html#1
 - Have called the police on multiple domestic disputes happening outside our building, some with children
 - Police/fire/ambulance calls – During the meeting a 69 page (35 calls per page) log of police calls over the past year was presented (no not all of

these are SA related - I understand that)

- Vandalism:
 - Tags on buildings
 - Fencing – See pictures
- Loitering (see pictures):
 - Have picked up the following in our yard – Used condoms, tons of liquor bottles, and even used tampons/pads
 - One time my wife picked up a stroller that was flung over our fence and returned it to their front desk to be verbally abused by the staff
 - We have seen customers tell their children to throw trash over the fencing onto our driveway instead of walking 20 feet to the garbage
- Trespassing (see pictures):
 - Have had to call the cops of men/women smoking/drinking in our lobby or even going on people’s porches
 - Called the cops on suitcases being left in our yard
 - Children/Adults kicking over our lighting and sitting on our building sign
- Salvation Army is unable to keep up with current building or be a responsible neighbor (see pictures):
 - Customer was seen shattering bottles in the street, so I called to have them pick it up and was told it wasn’t their problem, while children/bikers/cars were running over the shards
 - Salvation Army has allowed their snow removal company to repeatedly damage our fencing with only repairing a portion of damage
 - Customers are allowed to congregate in neighboring lots/streets/sidewalks creating disturbances
- Just last week there was someone in their lot screaming the N word and F word about 100 times in five minutes while children were playing feet away
 - Customers seem to be allowed to do what they please outside of their building and in their lot, which would include screaming obscenities out loud or even to their children
 - Customers walk past our building yelling swear words or song lyrics, or even playing boom boxes
 - Last night I walked past a group of women smoking a pipe on the sidewalk
- Other areas that have broadened affordable housing has seen an extreme uptick in crime:
 - <https://www.nbc15.com/content/news/Apartment-complex-logs-over-200-police-visits-in-6-months-501398842.html>
 - <https://davidblaska.com/2018/08/06/housing-the-homeless-comes-at-a-price/>
 - Business moving/employees scared to walk to their cars

Material Questions to Answer:

1. How do they plan on curbing crime/vandalism/loitering near their building?
2. What would they do to curb congregation of visitors/customers outside of their building and in the street (cars/people/dogs/belongings)?
3. How would they add to the safety of the area?
4. What is the cost to tax payers? Not just for the expansion, but for providing the services? At the very least, tax payers pay for the police/fire/ambulance calls.
5. Didn’t low income housing just get put in down the street? Why do we need to add more to the same area? How would this not turn into another Tree Lane Apartment? (see shooting article)

Recommendation:

Given how Madison works I expect this gets approved. Assume none of you live near the SA or near any of the other affordable housing units that get approved. Approve it and get applause, but don't have to live near it. During our meeting it was about an 80%/20% split with the majority against the expansion. The 20% seemed to work for the SA or live in outside areas. I get how Madison works and what the City's agenda surrounds, but at some point the City needs to work for those funding it. Watching the news there is never any coverage of how the City plans to make it more affordable for tax payers. It is just how this social program got more funding or this affordable housing unit just got approved, etc. My taxes have gone from 6-8k in just three years for my plot of air. For those that support the expansion, I would challenge them to come spend 24 hours next door to the current building. Tell me what they see and how safe they feel. My wife has me take the dog out at night cause she is scared just to be in front of our building. This is the sole reason we are moving and will no longer be a Madison resident, assuming I can sell my unit.

*Data as of December 2018

1. City currently has 1,149 total affordable housing units after a massive investment over the last few years
2. Salvation Army currently has approximately 40 beds for single women and 22 rooms for families
 - a. They want to expand those to 60 beds and 40 rooms.
 - b. Along with that expansion add 25 single rooms and 40 studios/one bedroom apartments allocated as affordable housing
 - c. Total would bring 165 total units for affordable housing
 - d. Breese Apartments currently has 55 units allocated as affordable housing
 - e. Total within 3 blocks would be 220
3. Salvation Army/Breese/Beacon would represent around 20% of all affordable housing in 3 block of E Mifflin St. (heard they might be looking for an even larger expansion)

This is likely outdated and I am sure you have newer figures, but the fact I want to convey is there is way too much concentration of affordable housing and/or homeless services concentrated in one area, exacerbated if this is approved. My recommendation is that if they move forward with any construction it would only be a small increase to current services with no intermediate housing and no affordable housing. If approved as they propose this would create a Tree Lane Apartments on steroids. We have all seen the news recently of the increased crime in the City (most recently State St.) and I think a lot of that is how much services, handouts, and developments have been focused on affordable housing by the City. What it seems to be doing is attracting people from outside of Madison creating a need for more and more of it, and unfortunately is resulting in more crime. A project of this magnitude needs to be located in areas with direct police supervision and social services. Neither are near the 600 block of E Mifflin.

Westgate Mall seems like a good location, right next to the bus stop, clinics, and beltline. How about splitting the project up to different areas? Women's shelter here and intermediate somewhere else. Maybe see if there are some locations in Shorewood Hills, Maple Bluff, Willy, and Monroe neighborhoods . LOL.

I appreciate your time and hopefully support in this matter. If you have any questions please don't hesitate to ask.

Regards,

Justin Riedel
Colony Condos







Woman arrested for allegedly swinging screwdriver at other woman, Madison police say

BILL NOVAK bnovak@madison.com Sep 24, 2018

99¢ FOR THE FIRST MONTH



Allen



A woman yelling at others on the Isthmus Saturday morning was arrested after allegedly swinging a screwdriver at a woman who sprayed the suspect in the face with pepper spray.

Kendra Allen, 50, no permanent address, was tentatively charged with second-degree reckless endangerment, disorderly conduct and bail jumping, Madison police said.

The incident was reported at about 8 a.m. Saturday near the intersection of East Mifflin Street and North Blount Street.



Apartment complex sees more than 200 police visits in 6 months



By NBC15 Staff | Posted: Tue 8:57 PM, Nov 27, 2018 | Updated: Tue 10:35 PM, Nov 27, 2018



MADISON, Wis. (WMTV) -- Madison Mayor Paul Soglin held a press conference Tuesday afternoon addressing safety concerns at an affordable housing unit on Madison's west side.

NBC15 received data from the Madison Police Department detailing that The 45-unit Tree Lane Apartment building has had 213 police visits since it opened six months ago.



From: Kevin Schnell <KSchnell@festfoods.com>
Sent: Friday, September 06, 2019 11:55 AM
To: dkennelly@cityofmadosn.com; Rohlich, Ruth <RRohlich@cityofmadison.com>;
llorantia@cityofmadison.com; Crawley, Katie <KCrawley@cityofmadison.com>;
mayor@cityofmadosn.com; board@madison.k12.wi.us
Subject: Salvation Army redevelopment concerns

Hello,

Skogen's Festival Foods does quite a lot to support the Salvation Army across the state, including allowing bell ringers in our lobby and having our cashiers solicit donations during that time frame. Unfortunately for this store in particular, we have had to make quite a few changes to protect our business and our associates because of the increased homeless population in the neighborhood and the safety and security risks that it has brought along with it. While it would not be fair to pin all of this exclusively on the Salvation Army, this new project has a very real possibility of increasing these risks even further. I have attended multiple public meetings on the proposal and do not feel these concerns have been addressed, therefore we do not support this project. I appreciate you taking the time to read our concerns, please reach out if you would like to discuss this further.

Thanks you,

Kevin Schnell
Madison Store Director
Skogen's Festival Foods

[810 East Washington Ave](#)
[Store: \(844\) 511-3887 ext. 2330](#)
kschnell@festfoods.com
www.festfoods.com

From: Laurel Fletcher <laurel.fletcher@yahoo.com>

Sent: Wednesday, September 11, 2019 9:23 PM

To: Rohlich, Ruth <RRohlich@cityofmadison.com>; Kennelly, Daniel <DKennelly@cityofmadison.com>; llorantia@cityofmadison.com; All Alders <allalders@cityofmadison.com>; Mayor <Mayor@cityofmadison.com>; mjconlin@gmail.com; Rhodes, Linette <LRhodes@cityofmadison.com>

Subject: support expanded Salvation Army shelter

Dear Alders, Mayor, and City Staff:

I am thankful that the Salvation Army shelter is planning to expand and offer warm beds to more kids and adults. Children should not have to sleep in cold cars over winter or out in the rain. I was shocked to read an anonymous letter that has been circulating, "Neighborhood Concerns Regarding Salvation Army Proposal," that urges residents to speak out against plans to provide shelter and safety to those in need. This is not the mindset or values that I want for my city.

Laurel Fletcher