

Meadowlands re-zoning

Wayne Kinos <dtkwayne@gmail.com>

Tue 8/13/2019 11:23 AM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Ald. Lemmer;

I was at the meeting dealing with the large affordable housing development, and did email you on my concerns. There was much concern among Meadowlands area residents regarding the possible negative impact a development of 220+ apartments might have on the neighborhood.

So to mention again my 2 cents on this issue...

Since the initial zoning was done before much was out here, and is now no longer in effect, it makes sense to re-zone with the welfare of the neighborhood in mind. I'm suggesting:

1) zoning for just 40 or 50 apartments, plus some proposed affordable duplexes. If the proposed development involves several individual buildings (as opposed to 1 huge apartment building) the zoning could be tailored to the size of a previously designed building so the developers would not have to redesign things. Maybe this will allow for better construction (security cams, soundproofing, etc.) which will be a plus for the neighborhood in the long run.

2) The remaining area could be re-zoned for office or commercial space. When I moved out here I thought a nice office building (or 2 or 3), with a huge lawn, etc. might lend some upscale to the neighborhood.

Finally I wish to mention that adequate "affordable housing" is very important to our community. While there was much concern at the meeting about bottom income levels, there is general principle for apartment dwellers: "if you don't pay, you don't stay".

Thanks for your attention,

--

Wayne Kinos

The Meadowlands

Paul Anderson <pa2850@gmail.com>

Fri 8/9/2019 9:02 AM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

General Information

Name: Paul Anderson

Address: 7132 Reston Heights Dr.

City: Madison

State: WI

ZIP: 53718

Phone: 608-206-2840

Work Phone:

Email: pa2850@gmail.com

Should we contact you?: Yes

Message:

Hi Lindsay,

Thanks for the meeting last night. I'm sure those can't be that much fun for you and I know it wasn't fun for the guy from KCG I wish some neighbors could have been more respectful I think we could have got more done. I also wish that we would have had the whole time for questions, it was clear that the neighborhood has a lot of them and still does. You mentioned last night that you had put your thoughts down about the project in your blog but I can't find that. Can you point me in the direction so I can read them?

My two cents on the project is that it in its current form it will have the same problems as the Harmony but will be exaggerated because it is almost 3 times the size. I would also be very interested to hear more specifics as to what the target demographic is for the development. Once we know that I would be curious to hear what types of services that demographic need to be successful in the neighborhood. From what I can tell that location currently qualifies as a food desert, it has limited bus service, and the nearest health clinic is about 6 miles away. These seem like basic services that should be addressed and without them I believe this project will be a disaster. I recognize the need for affordable housing in Madison but I believe it also has to be responsible housing. There are several examples of large affordable projects like the one that is proposed that have failed. The Harmony just up the road as you know is a prime example and it is 1/3 the size. As one of your constituents I ask that you vote against granting KCG the required zoning necessary for this project. I also ask that you lobby your fellow Alderpersons to do the same and vote against this project.

Thanks, Paul

Recipient:

Lindsay Lemmer

The Meadowlands

pbrice@charter.net

Thu 7/11/2019 9:06 AM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Just received a flyer in the mail about re-zoning at Milwaukee St. You have to do your absolute best to see that this DOES NOT HAPPEN!! Just take a look around our once great city and see what low income has done for those neighborhoods. Now more crime and whatever else will be coming to an area that we thought was safe from all of that. Just think of all the possibilities; shootings, vandalism, robbery, rape, assaults, more traffic & not to mention the value of our neighborhood.

Besides all of the above, what in God's name is wrong with leaving a little space GREEN!!!

Meadowlands

Tom Palmer <tmer52@gmail.com>

Tue 7/9/2019 9:57 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Dear Lindsay,

Thank you for inviting discussion on this project that I have concerns about.

I just finished my 43rd year teaching in small private schools, making probably half of what a public teacher makes (44k last year). I don't complain about my salary, because I thoroughly enjoy my work. I supplement my income painting in the summers. My wife also taught for years in the same private school and retired in order to take care of her parents who were in their 90's (we lost her dad in February, so we just have her mom now). We wanted to have them live with us and were thinking of adding on to our 1200 sq ft ranch just off of Buckeye road but it made no sense to do so given the cost. Instead, we were thrilled when, two years ago, we found our present home in Door Creek and have thoroughly enjoyed living here and utilizing Door Creek park.

I give you this background because I sense that you are a compassionate person who genuinely cares. I also care about the poor, though I question the wisdom some times of entitlement programs. Regarding the Meadowlands proposal, I have real concerns about the wisdom of placing such a large low income development in our subdivision. I have already heard horror stories about the effect that the Harmony apartments have had on the immediate neighborhood. To multiply these problems with this larger development seems cruel to those who, like me, have saved up for years to be able to live in this area. It seems to me that the Harmony apartments have created enough concern without adding to even more to the challenge. I get the concept of spreading low income housing throughout Madison, but I question the equity with which it seems to be happening. I'm afraid that the Door Creek area is taking on a disproportionate share of the load.

Lindsay, thank you for your public service. Please give careful consideration to our neighborhood and the effect that these low income housing units can have on a neighborhood. I hope that our house can continue to increase in value and that we can continue to live in a safe neighborhood.

Best,
Tom

Meadowlands multi-family residences proposal

Maggie Nowicki <maggie.nowicki@gmail.com>

Mon 7/8/2019 2:40 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Hi Lindsay,

Someone in the Sprecher East and Grandview Commons neighborhoods printed off your update about the Meadowlands proposal for townhomes and apartments and put it in everyone's mailboxes. No doubt it was someone who finds this news 'disturbing'. This is the downside to living in White suburbia - putting up with folks who want to keep 'others' out because of their social identities.

I know you must be getting many emails from residents voicing their concerns about this proposal, so I wanted to voice my support for it. Madison desperately needs more low income housing for our residents in order to help them move forward in a comfortable way, with a roof over their heads. Those who think adding more multi-family housing to the area will make it a 'slum' desperately need a civics lesson on how redlining is illegal and disgraceful (however, honestly, I don't have great feelings about HOAs either, even though ours are very low; just another way to keep out certain people).

Thank you for representing our district, I know the job must not be easy.

Best,
Maggie Nowicki

Meadowlands multi-Family residences proposal

Michael Haure <michael.haure@gmail.com>

Sun 7/7/2019 3:28 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Lindsay,

My family has lived in the Meadowlands in our current home for 4 years and we have loved our neighborhood. The neighborhood is quiet, kid friendly, and has very low crime rates. If this proposal goes through this neighborhood will change drastically. I move to have this proposal thrown out just like Sun Prairie did around their new school.

Meadowlands multi-family residences proposal advances

Julie Schaus <jrjules@hotmail.com>

Sun 7/7/2019 8:26 AM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Good morning,

Re: the above proposal (the link isn't working)...

When is it slated to go live? My neighbors and I already have concerns about crime in the area and historically bringing in low-income housing associates more crime to the area. How does the city intend to address this? This has the potential of risks to the neighborhood.

Regards~

Sent from [Mail](#) for Windows 10

low income housing

jbfrey <jbfrey@charter.net>

Sat 7/6/2019 11:03 AM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

We do not need more in the Milwaukee st area. Please oppose this.

Meadowlands Apartment Proposal

elizabethmrak@gmail.com

Sat 7/6/2019 2:53 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Hello Alder Lemmer,

My husband live at 460 Galileo Dr, Madison Wisconsin 53718 and wanted to voice that we certainly do NOT support the Meadowlands proposal on Milwaukee St.

Please contact me if you need me to voice this non-support in another way.

Thank you,

Elizabeth Hoff
608-617-8811

Low income housing

coachmoma1 <coachmoma1@gmail.com>

Fri 7/5/2019 9:52 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

I am worried about the amount of low income on the east side already and with the lack of screenings of residents and the increasing of crime makes the homeowners less comfortable. If the management of the low income properties doesnt take care of the properties our property value suffer.

Also what about the schooling we are over crowded now we will have to have taxes raised to build new school. Will there be more police added to help with all the new peolpe in the area.

We have a bunch of housing going up on Cottage Grove Road.

What about the west side they are having schools built .

Thank You

Kitty Ryan-Reid

Sent from Samsung tablet.

Meadowlands

Kyle and Susan Schwarm <kssos@hotmail.com>

Sat 7/6/2019 10:25 AM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Hello Lindsay,

We oppose the adoption of the Meadowlands Multi-Family housing for several reasons.

A few- This area has lower income housing. The City should look else where. Consider adding low income housing in other communities other than Madison within Dane Co. Please use common sense when adding low income to limited areas of the city.

We also oppose more apartment buildings in this area as well. It is becoming too dense. This area was started as single family homes with some multi family apartments/townhouse. Please keep the plan without bringing all low income. Keep a mix. Do not lower property values of current resident homes.

Please call me with any questions.

Susan Schwarm

608-220-9699

6825 Bluff Point Drive

Sent from my iPhone

Meadowlands multi family proposal

Cheryl Solaris <cherylsolaris@tds.net>

Fri 7/5/2019 9:31 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

General Information

Name: Cheryl Solaris

Address: 208 Shady Leaf Rd

City: Madison

State: WI

ZIP: 53718

Phone: 608-333-4401

Work Phone:

Email: cherylsolaris@tds.net

Should we contact you?: Yes

Message:

Hello Lindsay,

I have big concerns about the size of the proposal and do not feel it fits in with the current vibration of the Meadowlands. I moved to the Meadowlands neighborhood November 2018 because of the green spaces and openness to nature and fields, to get away from high density Marquette Neighborhood. I love this area and do not want the overall feel of it to be lost to high density projects! I was not able to attend the last couple of meetings due to prior engagements. I tried to reach out to the alder at that time and got no response which was quite disappointing. I would like to discuss this further. Please let me know when it would be a good time, either by phone or in person.

Thank you,

Cheryl Solaris

Recipient:

Lindsay Lemmer

Meadowlands multi-family residences proposal

Lana Robotewskyj <lanarobotewskyj@gmail.com>

Fri 7/5/2019 8:50 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Dear Ms. Lemmer,

I am highly disturbed that plans are in the works for more low income housing to be built in the Northeast end of Milwaukee St.

This area is already saturated with apartments, cops, drug deals, loud music, trash on the streets, and unsupervised kids. I live across the street from the Flats and am disgusted with what is happening to the neighborhood.

I moved away for this exact reason when I lived off of Broadway and purchased in 2016 in Grand View, thinking my day to day living was going to improve. The crime is following me. I no longer feel safe to walk my dog late at night! ...AGAIN.

I don't support this and hope that you won't either. I cannot afford to pick up and move, again. This is just too much.

*Lana Robotewskyj
143 Milky Way
Madison WI 53718*

Low Income Development Plans

stryfetc <stryfetc@gmail.com>

Fri 7/5/2019 8:49 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Hello Ms.Lemmer, I was just made aware of plans for more low income development in my neighborhood, this is disturbing news, considering what we are already going through, this will destroy this neighborhood, I and many others are feeling bullied and afraid as it is. I hope you are not in support of this, please dont vote to do this to our neighborhood.

Sent via the Samsung Galaxy Note8, an AT&T 5G Evolution capable smartphone

Meadowlands

Chad Hutter <chad.m.hutter@gmail.com>

Fri 7/5/2019 8:45 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

We have concerns about the new meadowlands apartments. Our neighborhood is already having problems with the harmony(flats) apartments and we're afraid this will just add to the problem making it worse. It concerns us that if these problems persist many current residents will start moving out of our neighborhood and it will decrease property values to those that remain.

What steps will be taken to ensure the same sorts of problems will not occur at these new apartments? There have been frequent loud music, drug exchanges and drugs being smoked in the open, fireworks being set off at all times of the year to name a few. If this plan does in fact go through we feel like there should be some provisions in place to prevent the aforementioned from happening. This should include overnight security while property management is not present, working cameras placed on and around the property and street signs so cars will not parked in the same spot for weeks and months on end. Please let me know how I can keep me up to date on the progress of this potential project. Thank you for your time.

Chad and Rachel Hutter
210 Rustic Drive

Sent from my iPhone

Apartment Developments in the district3 Area

bernhardt0531@gmail.com

Tue 8/6/2019 1:24 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

I appreciate your frequent emails about issues in the neighborhood....and keeping us informed about happenings.

I guess that one of my concerns about all of the apartment development is where are these children going to be attending schools in the area? It just seems that this explosion of developments will have an enormous impact on Kennedy School and the partner middle and high schools.

Unfortunately, I am not able to attend the meetings about these subjects.....just wanted to voice my concern.

Thank you for all that your are doing for our district.

Pat Bernhardt

Sent from my iPad

Apartments at Meadowlands

Ben Johnsen <benvertising@gmail.com>

Fri 7/5/2019 10:06 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Hi Lindsay,

I STRONGLY oppose the new apartments at the end of Milwaukee Street.

My wife, two year old twins and I moved here a year ago from the Monona Dr/Atwood area. Low or moderate income WILL decrease the value of all of our houses. If you feel this is an incorrect statement, prove me wrong.

Up the road in Grandview (Milwaukee St side), I saw several houses/townhomes for sale by the newer WHEDA housing and have noticed police there several times.

Again, I STRONGLY oppose this and hope you feel the same. There is plenty of multi-family housing in our neighborhood....we don't need more.

Regards,

Ben Johnsen
6622 Hopewell Dr

Sent from my iPhone

Apartments proposed for Milwaukee St.

Cynthia Rasmussen <rkmraz@charter.net>

Fri 7/12/2019 11:22 AM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

General Information

Name: Cynthia Rasmussen

Address: 410 Jubilee Ln.

City: Madison

State: WI

ZIP: 53718

Phone:

Work Phone:

Email: rkmraz@charter.net

Should we contact you?: Yes

Message:

Could you please explain why only our neighborhood/schools are being considered for so many low income apt? Our schools are already the worst in the district, it doesnt need more low income families. We can't support the kids/families we have. Also apt. bring crime because no one is responsible for who rents them.

Very Concerned and tired

Recipient:

Lindsay Lemmer

Concerned Resident of Meadowlands

Sarah Farino <sarahfarino@gmail.com>

Mon 7/8/2019 8:00 AM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Hello,

I was recently made aware of the proposal to add more low-income housing at the NE end of Milwaukee street in the Meadowlands neighborhood.

This is of great concern to me as a 2-year resident in this neighborhood. When we were looking for a neighborhood to build, we picked one which I knew I would feel safe. I grew up on the east side, and I love the area. However, we've had a big increase in crime in our neighborhood, and I fear that the addition of low-income housing will only add to that.

Not only do I worry about increased crime. But, I worry about how this could impact the future attraction of this neighborhood. I sincerely believe it will devalue all homes and hurt us when we choose to expand our family into another home.

PLEASE reconsider or put a stop to this.

Sincerely,
Sarah

Housing Proposal

Sherrie Peterson <slynnpeters1951@gmail.com>

Sun 8/18/2019 4:55 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

I have tried to reach you several times by telephone and have left messages but have not heard from you. It seems that most members of this neighborhood are not in favor of the proposal. I am sure you have heard from others who are not in favor.

I left the meeting because we had only a few minutes left and we were told that we would be allowed to ask questions and that did not happen.

Perhaps we could have another meeting so we could express our concerns and ask questions. Our voices are important too.

Sherrie Peterson

Telephone 1-608-467-6606



Virus-free. www.avast.com

Kwik Trip Proposal

Adam Clausen <adamc@lifecentermadison.com>

Tue 7/9/2019 5:29 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Good evening Ms. Lemmer,

Thank you for your leadership in this District. I live on Maywick Dr, just on the south side of Cottage Grove Road and Sprecker. I attended the June meeting at Door Creek Church about the Kwik Trip plans. I am excited for their arrival and support the project. I hear and affirm many of the traffic concerns as well. We have lived on Maywick Dr. since 2008 so we are quite familiar with the area, its growth, and its traffic flow. I think the best traffic flow arrangement would be:

- westbound Cottage Grove Rd (CGR) has right/west turn onto "new Sprecker"
- eastbound CGR has a left turn lane
- westbound Kilpatrick out of KwikTrip (KT) has a right turn only lane to alleviate concerns of fast traffic coming over the southbound Sprecker Rd hill
- the only left turn out of this new triangle development onto Sprecker would be all the way at the corner of new Sprecker and Wyalusing

I support the Meadowlands housing project because I am a proponent for truly affordable housing that designates units for low-income people, not just how the City has historically used the term "affordable" for Section 42 housing...that's just a subsidy or credit for developers, not actually creating options and access for those who need housing, especially ones with young children. The concern would be the need for regular busing. I am ignorant to the Metro routes in that area but if that development is for people who are most likely to use and need public transportation for employment, school, and medical care, then we need to make sure this does not become an Owl Creek type issue that looks nice on paper but leaves the already vulnerable even more vulnerable because of simple lack of access to transportation for all 3 shifts of work.

Also, if there is going to be more low-income housing in this area, we need to create more access to child and youth programming. The Villages apartments on CGR and Vernon Ave. have high concentrations that are severely underserved. The Meadows on Milwaukee have nothing but a small pool. And now these growing far east developments. Creating nice places that look good on paper for both developers and politicians, but neglects the necessary accompanying services for those communities to thrive cannot keep happening in this city.

I am pretty connected in the city and have even co-founded an unincorporated network of agencies that serve the southeast side of Madison because of its unique geographical challenges and pockets of high need. I am also very involved with MMSD. The church I pastor hosted the 2018 LaFollette High School pilot program for under-credited students. So I'd love to connect with you sometime about what your or others' plans are for the children and youth in our neighborhood.

Thank you for your service!

Adam Clausen, Senior Leader
Life Center Madison
4402 Femrite Dr.
Madison, WI 53716
608.222.4900

Kwik Trip/ Meadowlands Development

Jennifer Bussan <jenniferbussan@gmail.com>

Sun 7/7/2019 9:28 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Hi Lindsay,

I received a lovely [sic] note on my mailbox this morning talking about the proposed low-mod income development in the Meadowlands neighborhood. The flier was not outwardly negative...but most definitely gave the feeling that we are to all raise up arms against this proposal.

Look...I believe very strongly that every neighborhood should have a mix of housing. That the best communities are those that allow all income levels and where the community can work together to raise everyone up. I feel that the development in the Meadowlands has the potential to do that. That being said...I have 2 concerns...

1...It is statistically accurate to say that there is more crime in areas of lower income housing. What is the MPD's plan for this neighborhood to be proactive about making sure that doesn't happen? Especially give the neighborhood's location on the periphery of the city?

2...Transportation. This development is on the very edge of the city. We have one bus that runs out here (Rt 33) and the service is NOT comprehensive. It runs a few routes in the morning hours and afternoon hours on weekdays only. Will the residents of this housing plan be stranded? If they are struggling to make ends meet, there may be greater chance that they are dependent on public transportation...and they will have VERY limited options. Work implications...those residents that do not work a normal 9 to 5...would be huge. Also general life issues....grocery, shopping, etc may not be reachable. The bridges over the interstate on Milwaukee St. will NOT sustain increased foot traffic. (Let's be honest...the foot/ bike traffic that uses it now is seriously dangerous and I'm surprised that there is not more vehicle/ pedestrian accidents).

So while I do not oppose the low income development in the Meadowlands, I would like to know what the city plans on doing to make sure that the residents of this community will have all the tools that they need to live a full life in this community.

And Kwik Trip.... I 100% support the building of a Kwik Trip out here on this side of the interstate. (Honestly...I would love to see something go in on the corner of Milwaukee and Sprecher but that is another conversation). My sole concern is traffic. As someone who has to turn east and head towards Cottage Grove daily, traffic can already be difficult...this could make it nearly impossible. I am hopeful that there is a comprehensive plan in place to keep traffic moving through that area.

Thanks for the opportunity to give my input. Have a great week,

Jen Busan
409 Bailey Dr

--
Jen Bussan

Low income and affordable housing

JoJean Murphy <jojean.m.murphy@gmail.com>

Fri 7/5/2019 11:08 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

I want to be on the record of saying ENOUGH WITH THE LOW INCOME AND AFFORDABLE HOUSING!! We have enough in this area and enough is enough! I would like to know about future meetings about possible development. Is there an email list I can be added to or something??? Please listen to homeowners who are sick of this!!

Sent from my iPhone

Low Income Apartments

Ryan Lerch <rclerch@gmail.com>

Sat 7/6/2019 9:23 AM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

General Information

Name: Ryan Lerch

Address: 734 Highcliff Trail

City: Madison

State: WI

ZIP: 53718

Phone:

Work Phone:

Email: rclerch@gmail.com

Should we contact you?: Yes

Message:

Prompted by discussions in the Grandview Commons area, there seems to be general concern and alarm at the concentration of low income housing on Madison's east side. This comes from the behavior and crime observed in the Commons area and the assumption that a new development would carry the same consequences to the Milwaukee Street location. Is there a community building or a place to gather and have a regular community events nearby to help build bridges over the disparity that seems to be taking place Door Creek Church provides one indoor option, but not everyone would feel comfortable in a church? I think that the lack of respect that is assumed goes both ways, and the best foot forward would be one together.

Recipient:

Lindsay Lemmer

Low income housing

Steven Nelson <nelsteve1956@gmail.com>

Sat 7/6/2019 11:31 AM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

I support efforts to increase low income housing. The more affordable housing in Madison the less demand for housing in general, thus the less rents go up.

Steven Nelson

714 Vernon Avenue Apt 2

Madison WI 53714

Low income housing ne corner of Milwaukee st

James Thomas <j.jet@att.net>

Mon 7/8/2019 4:48 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

General Information

Name: James Thomas

Address: 6717 Reston Hgts Dr #4

City: Madison

State: WI

ZIP: 53718

Phone: Extension: 60824

Work Phone:

Email: j.jet@att.net

Should we contact you?: No

Message:

We already have low income housing a few blocks west of there. We have a great quiet neighborhood and don't need more low income housing. I assume it won't matter what the tax paying residential home owners want. If I had a vote I would vote no for this development. I just wanted to convey my feelings on this matter.

Recipient:

Lindsay Lemmer

Meadowland Low income housing.

Kyle Schwarm <kyle.schwarm@gmail.com>

Sat 7/6/2019 10:31 AM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Alder Lemmer,

I would like to voice my displeasure regarding more low income housing in the area. We already have enough low income housing in the area. Please stand up for our area and try to get this project removed from consideration.

Thanks,

Kyle Schwarm
6825 Bluff Point Drive

Sent from my iPhone

Meadowland Proposal

Sarah Okonkwor <shouser80@gmail.com>

Tue 8/20/2019 9:52 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Dear Ms. Lemmer,

The purpose of this email is to share our disapproval with the Meadowlands Multi-Family Housing Proposal. As residents of the Meadowlands, we feel strongly that a housing development the size of this proposal will negatively impact our neighborhood and community. My husband and I attended the community meeting about this proposal and left feeling even more anxious and upset. First and foremost, the large number of units available for rent is gravely concerning. Not only will this large number have a heavy impact on an already established neighborhood, the pure size of this development sets up these residents for failure. **The pure resources of everyday are unavailable at this location. The closet grocery store is a high end market and not on the bus line, the closet medical center is an hour on the bus, there are no area businesses for employment opportunities, and the closet school is not walkable or on a bus line.** How is this setting up these residents for success? Not only does this large development size have a negative impact on the residents, it also impacts the population size of our neighborhood. This hugely impacts traffic. Another huge concern is based on information from the community meeting, with the addition of this unit, the four way stop at Sprecher and Milwaukee street will not receive a stop light. I watched two vehicles in the last day, plow through a stop sign at that intersection. This is a huge safety concern. The result of this complex will be overcrowded schools, parks, buses (already with limited service), and neighborhood foot and car traffic. We are aware that this area will be developed in the future as residential and commercial properties. However, if this housing unit is the first development in this area, the businesses that follow will look to appeal to the individuals living in the apartments, rather than the neighborhood as a whole. This will decrease our property value and the overall appeal to live on this beautiful east side of Madison. It would be much more reasonable and positive to have a smaller, mixed income development. Additionally, we do not want the east side to be the poster child for "affordable housing". If the vast majority of affordable housing is lumped into one area, the east side will never flourish and thus will continue the reputation as having a higher crime rate and cheap houses. We understand the need for more affordable options; however, it is unacceptable to have one of such size in our very new, already established community. Thank you for your time and we look forward to the August 26 meeting.

Sincerely,

Chuka and Sarah Okonkwor

Meadowlands

Adam Clausen <adamc@lifecentermadison.com>

Fri 8/9/2019 5:32 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Greetings Lindsay,

Thank you so much for your accessibility, responsiveness, and leadership as District 3's alder. I am new to city/neighborhood meetings but I have appreciated your efforts to create so many of these types of forums and am glad I can continue learning about the complexities and the opportunities for our neighborhoods and community. I hope you can sift through the noise and feel the support of the people for all that you are doing to represent the constituents.

Based on what I understood at the time, I expressed my previous support of the proposed Meadowlands housing development. I supported it conceptually at the time because I work with people who are constantly facing the unaffordable housing barriers in Madison, as well as my own anti-racist advocacy. The sentiments I was reading on Next Door about The Harmony apartments was disheartening because it's that very sentiment that is creating a culture in Madison that perpetuates racism, especially towards the black community. The majority of Wednesday's meeting with Harmony's representatives went how I anticipated, and it was disheartening because of the racist undertones of what people were complaining about or asking for. However, the latter part of the meeting was beautiful to watch as I saw the people of color unite the room and move the stakeholders towards a more unified, communal, and proactive course. Thank you for creating a forum for such dialogue and unity to be created.

After attending the Meadowlands' meeting and learning more about the various complexities to that specific issue, here are my thoughts and questions:

- Can a side by side comparison infographic of the similarities and differences between the Harmony and Meadowlands properties be created so the residents can see the details plainly?
- As I heard the concerns about the rapid density increase for that area, I echo the previous condition to my support about the other city department's responsibility to bring immediate accompanying supports and infrastructure. The city's process, as laid out by the taller city official last night, seems to wait for a housing development to gain residents BEFORE addressing the various infrastructure and support systems for the residents. That system/process may have worked for traditional housing developments, but if the city is planning/zoning for more of these high density AND mixed income units, then this becomes one of those systemic issues that oppresses the already marginalized. The new residence at an affordable rate is not sufficient for true well-being and flourishing to occur.
- The traffic flow/data cannot just focus on Milwaukee Street because that will not be the only or even primary artery in and out of that area. This level of planned density, even just starting with this property, will dramatically increase the current delays at the northbound 2-lane intersection of Sprecher and TT, as well as the 2-lane part of southbound Sprecher near Wyalusing. And this is why the traffic engineers on the Kwik Trip project need to consider the increased traffic flow with the Meadowlands' project as well. And if the city keeps this zoning and development plan for that Milwaukee St. neighborhood, then they should do that area all at once so it doesn't have to be redone and delay traffic a few years down the road as Milwaukee and Sprecher develops.
- Delaying bus route creation is also ill-advised or else these Milwaukee St developments will continue to see increased pedestrian traffic walking on the dangerous stretch towards the interstate, as well as the summer issues that neighborhoods like Owl Creek have experienced - kids and youth in affordable housing have nothing to do and have no regular transportation to any type of programming. The kids getting in trouble or the damage to the neighborhood in Owl Creek (I'm on the NRT and have done work in the past for youth over there) is not the kids' or youth's fault; it's the city's for not considering the consequences of isolating already vulnerable populations (kids/youth whose, often, single parent is gone working and/or in school themselves, which is why they can afford these types of units). And developer on-site programming is not sufficient to truly cover the needs of high density affordable units.
- Schools. It was mentioned last night but it is a valid concern that Kennedy Elementary School, Whitehorse and Sennett Middle Schools are overcrowded. So if the city is developing neighborhoods like Grandview Commons, Reston Heights, and even places like off of Lien and Felland Roads, the city needs to allocate funding for school expansion, and NOT just throw the District under the bus and make it THEIR issue. Just like MMSD will be doing next spring with the referendum for new schools and improvements elsewhere, they will have to continue asking for

increased tax dollars that residents will be reluctant to pay for because of the public narrative about the District performing so poorly and supposedly not being safe for kids.

- Master Plan. I also think the city should improve communication about these things like posting or emailing the zoning and development plans to neighborhood associations proactively, even before developments are in planning stages (like this one). It seemed like much of the uproar was about the lack of notice to residents about the scope, size, and timeline of the entire development. People are moving into the outskirts of the city thinking it'll be less dense and more quiet but if they don't know the house they may be buying is in an area that is already designated for further development, then they should at least have that information ahead of the purchase. Maybe real estate associations and developers could all work with the city to help the awareness process.

These types of infrastructure and support systems are investments into our community (ALL of our community), not things to be reactionary with retrospectively. The SYSTEM needs to change. The city is spending A LOT of money RE-developing neighborhoods, some of which is gentrifying the city, but they need to consider these types of things I have shared proactively and change their systems as they newly develop areas if we're going to truly see systemic changes, especially for those whose needs have not been truly considered or supported.

Thanks again for your tireless work and advocacy Lindsay. I hope you can rest a little and enjoy the rest of the summer, too. :)

--

Adam Clausen, *Senior Leader*
Life Center Madison
4402 Femrite Dr.
Madison, WI 53716
608.222.4900

Meadowlands 216 low income housing

Michelle Riley <mic53593@hotmail.com>

Sat 7/6/2019 6:50 AM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

I'm writing to voice my strong objection to the proposed Meadowlands 216 unit low income apartments. The Flats on Milky Way and Milwaukee street should be an example that this type of housing only brings crime and unsafe neighborhoods to the surrounding area. Every week the police are called to The Flats! The Flats is already an eye sore to our neighborhood, the building is cheap looking by design, the landscaping is shabby at best, cars lined up the street restricting the space to the subdivision entrance, trash still thrown on the ground. One low income building is enough in this area! ENOUGH! You will see more homes for sale and the law abiding home owners moving out if more low income apartments are built.

We didn't buy our new homes knowing there would be low income apartments in the neighborhood. If I had this information I would never have bought in this area. No more low income housing in this area! Another low income apartment building down the street will bring more problems including crime and tax our police force even more.

As a concerned neighbor I am emphatically opposed to another low income apartment building in this area called Meadowlands.

Sincerely
M. Riley

Sent from my iPhone

Meadowlands Affordable Housing Units

Sarah Okonkwor <shouser80@gmail.com>

Thu 7/11/2019 1:56 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Cc: Bébé <cn_okonkwor@hotmail.com>;

Good afternoon, Ms. Lemmer,

I hope this email finds you well. My husband, Chuka, and I would like to take a moment of your time to express our great concern about the multi-family residence proposal on the Development location at the northeast end of Milwaukee Street. Chuka and I adamantly reject this Development. Our house will overlook this proposed Development and it will absolutely deteriorate the value of our property. Our house currently backs up to a beautiful reservoir and open field that is the habitat for many wild life and a path for safe recreation. This Development will ruin this area. We selected this plot of land specifically for this picturesque view and for the comfort of knowing that nothing could be built behind us. We had no idea this Development was in the planning, as we would have NEVER built our home in the Meadowlands. We have already experienced an increase in crime in our neighborhood since the development of the housing complex just a few blocks away in Grandview Commons. The police have a constant presence, the once beautiful Development has gravely fallen to despair, and there is constant battery of disturbance and fear in the Grandview Commons area. We selected our neighborhood for the home options, peace in the neighborhood, and diversity. This has been a wonderful neighborhood and have thoroughly enjoyed our very first home. However, we are a family with two small children and we will NOT tolerate crime or other disturbances that this Development will bring to our neighborhood. Additionally, we have already contacted a realtor and will put our house on the market if this Development goes forth. Veridian should be ashamed of themselves for selling us a neighborhood that presented as peaceful and safe knowing full-well it would take a turn in less than two years. Thank you for your time!

-Chuka and Sarah Okonkwor

Meadowlands and more

Aimee Ford <devikaimee@msn.com>

Thu 8/8/2019 9:39 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Dear Alder Lemmer,

First, thank you for coordinating and facilitating the two neighborhood meetings to address questions and concerns about the Harmony apartments and the Meadowlands proposal. While both meetings became heated at times, I left feeling a strong sense of community and connection to our neighbors.

I am primarily writing to express my disagreement to the Meadowlands proposal. Though I attended this meeting with an open mind, it quickly became clear that Madison does not have the necessary infrastructure in place to support a development of this size and need. Sadly, this did not seem to bother either the city or KCG Developers. Building 216 units and then worrying later (if ever) about traffic engineering, metro support, and access to amenities is poor urban planning. Worse, when neighbors expressed legitimate concerns about the potential impact of the Meadowlands, including increased crime, KCG Developers and city planning unit reps either ignored or dismissed the speakers; they simply behaved as if the approval was a done deal and the meeting was held as a mere formality. None of the presenters appeared to have taken the time to anticipate concerns about this development and respond in a meaningful fashion but were more concerned about giving their presentation regardless of audience response. I don't know how that meeting ended, since we left when it was apparent that KCG was simply going to give their spin and not engage in a discussion. What I do know is that they had the chance to convince me this development would be a positive thing for the neighborhood, and they failed due to their arrogance and lack of preparation.

To conclude, I strongly support having affordable housing options across Madison (and I disagree with some of my neighbors' assumptions that low income housing equates with high crime) but residents of the Meadowlands—and our neighbors—deserve better than a half-baked plan.

Thank you for listening. I appreciate your advocacy for our community.

Respectfully,

Aimee Ford

Sent from [Mail](#) for Windows 10

Meadowlands Apartment Proposal

Mike Maromaty <maromaty@gmail.com>

Mon 8/19/2019 8:44 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

General Information

Name: Mike Maromaty

Address: 6926 Littlemore Dr

City: Madison

State: WI

ZIP: 53718

Phone:

Work Phone:

Email: maromaty@gmail.com

Should we contact you?: Yes

Message:

Hi Lindsay,

I was pleased you are concerned with the lack of amenities and public transit at the proposed location. I feel the same way. I question the ability of the intersection of Sprecher and County Road T to adequately accommodate the additional traffic flow. I think the population density of the area is already rather high for the lack of amenities. There are numerous apartment complexes, condos, and duplexes in the area. I am also concerned with the poor management of the Harmony and worry about a similar situation on a much larger scale.

I am not a supporter of the proposal. I live extremely close to the proposed area.

Kind regards,

Mike Maromaty

Recipient:

Lindsay Lemmer

Meadowlands apartments

Mike Park <m_park@hotmail.com>

Fri 8/9/2019 8:19 AM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Hi Lindsay,

Thank you for putting together the community meetings the last 2 evenings. I did not attend on Wednesday but I was the one in the back with the (mostly) well behaved baby last evening. I know you've said you do not support the proposal without major changes and I echo the concerns of the other citizens - safety/crime, traffic, public transportation and parking issues. There are two more issues concern me that I did not hear much (or any) about, first is the traffic at Sprecher and Cottage Grove Rd. I know this is right at the edge of District 3 but it certainly impacts many residents in District 3. In the mornings and especially evenings, this intersection can get very backed up. I do believe there are plans by the City to improve this intersection but I feel that Sprecher Rd, south of the intersection, would need to be improved to really make a difference at that intersection and that section of the road is in the Town of Madison. In other words, good luck getting the town to widen the road.

The second issue is the continuing decline of Whitehorse Middle School and especially Lafollette High School. These schools are already not meeting the expectations of a high quality education that taxpayers have. Adding more students, especially lower income students, is not going to help the situation. While much can change between now and then, I would not send my son to Lafollette High School if he was that age and would likely sell my house and rent/buy in one of the surrounding communities. I know there are plans for a new school in the area but I'm not sure what grades that would be and I won't count on it until I hear concrete plans of an approved project.

Thank you for all your hard work and I'll be sure to say hi another less contentious community event. Have a good weekend.

Mike Park
614 Corinth Trl

Meadowlands Low Income Housing

Derek Petersen <derekjp2@gmail.com>

Fri 7/12/2019 7:53 AM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Lindsay,
There's been some uncertainty floating around regarding the recent flyer distributed in the Meadowlands neighborhood regarding the low income housing re-zoning.
Particularly the flyer mentions two meetings. One on July 29th, and one on August 6. There's also been some rumors of a meeting on August 8. When (time and date) and where is the meeting(s)?

Also, is this the time where a yes/no petition from the neighborhood would be effective?

Derek Petersen

Meadowlands mtg on 8/8

Charter <hellrood@charter.net>

Tue 8/6/2019 7:04 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Dear Lyndsey,

I am a 12 year resident of Reston Heights. My husband and I will be unable to attend the meeting on 8/8 at the Door Creek Church. I'm hoping that there will be some discussion regarding the proposed Meadowlands, and the limited public transportation that services this area of the city. I feel that there is a need for affordable units in this city, but the area that is being proposed will not meet the public transportation needs that many people with lower incomes may need to get to employment. The Madison Metro only runs M-F 540am-845am and 4pm-6. There are no weekend hours. Also, when I looked into Madison Metro's paratransit busses for a disabled family member, I was told that the paratransit busses didn't come out past Sprecher Rd.

I feel that a better location for the proposed Meadowlands should be a neighborhood where there is more regular public transportation, which is not East of Sprecher Rd.

Sincerely Michelle Hellrood

Meadowlands Multi-Family Proposed Housing

Susan Ashley <susan@ashleyhall.com>

Sun 7/7/2019 4:40 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Cc: Jim Hall <jimthall@gmail.com>; 'Barbara Davis' <wumpus30@yahoo.com>; 'McClellan Park Neighborhood Association' <board@northstarmadison.org>;

Lindsay,

I was very utterly shocked when I read your recent blog and learned, despite all the issues Grandview Commons already has with The Flats low-income housing, that even more such units are being proposed just a short distance away. Little has happened to resolve our existing problems and now we are expected to deal with even more potential problems from more low-income housing in our area. Is the East side of Madison the dumping grounds for such housing? I seriously doubt that Maple Bluff or the West side of Madison are having such housing units built in their part of town.

Also, if there ever was a neighborhood meeting back in January, we personally were never notified about it. My husband and I always attend all such meetings and there is nothing on my calendar about a January meeting. Since you weren't in office then, perhaps you have been given incorrect information on that subject. Or, . . . perhaps this is being sprung on us last minute for some underhanded reason. Whatever happened or didn't happen, it is my belief that a neighborhood meeting never occurred which means we are all just now learning about this proposal housing.

There is quite an effort going on to inform people in the area of this proposal. Notices on Nextdoor. Fliers being distributed. I'm betting you are being deluged with e-mails of concern. I have copied the President of our Northstar Neighborhood Association to be sure she is aware of this matter.

I can't speak for others but wanted to say that we don't have issues with low-income people living in the area **IF** these people respect themselves, their apartment complex, the neighborhood they are living in, the other people living in that neighborhood, and, most importantly, the law. Many of neighborhood people that I've communicated with have been through their own hard times and when I could no longer afford the apartment I was living in, I moved to a less expensive apartment. I NEVER asked for handouts and in fact moved out of State to find better employment and a better life. Now, after working hard all my life, my husband and I have decided to return to Madison for our retirement. We bought a new home in a new neighborhood with the promise from Veridian (our builder in Grandview) that the lot where The Flats now sit, would be sold to a developer who would build units consistent with our neighborhood. And what did we get???? A complex of derelict, drug addicts who don't respect our neighborhood, the residents of the area, the law or the complex they live in. I seriously doubt they respect themselves. The police are telling everyone to get security cameras on their homes; a \$700 investment for us. A stolen car from near our home was driven across our entire side yard. Some respect! We lived in the middle of Houston, Texas for 17 years and NEVER had crap like this going on around us.

We understand that low-income housing is at a premium in Madison but what we don't understand is why so much of it is being built in our neighborhood. If things continue at The Flats, our houses will not be worth a tinker's dam and everything we have worked for will go down the drain. Yet the City continues to raise our assessed values and expect us to pay higher and higher taxes. For what, I ask? To support building yet more low-income housing on our door step?

I think another neighborhood meeting is in order so we can all learn what is being proposed since I really doubt there has ever been such a meeting. At least we deserve the opportunity to have a chance to voice our concerns openly.

Susan Ashley & Jim Hall

6001 Ragan Street
Madison, WI 53718-8500

832-689-7251/cell

Before you speak, let your words pass through three gates: "Is it true?" "Is it necessary?" "Is it kind?"

Meadowlands Multi-Family Residences

Kevin DeBauch <k.debauch@gmail.com>

Mon 7/8/2019 3:19 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

It appears as though they are proposing an influx of 216 apartments in this neighborhood. My only concern regarding this matter is how they plan to deal with all of this extra traffic. The intersections in this area already become overloaded at peak times and this neighborhood is growing exponentially. I feel that this would greatly worsen the problem.

Thank you for your time,
Kevin DeBauch

Meadowlands multi-family residences proposal

Spencer Worobec <sworobec@gmail.com>

Wed 7/10/2019 11:58 AM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Hello!

I am a resident of the Elvehjem neighborhood by Acewood and Cottage Grove Rd.

I would like to voice my support for low income housing projects proposed in Madison, including the one mentioned in the subject.

That's really all I had to say.

Thank you for your time!

Sincerely,

Spencer Worobec
4825 Eldorado Ln, Madison, WI 53716
909-214-2510

Meadowlands multi-family residences proposal advances

ljgeary@charter.net

Mon 7/8/2019 4:14 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

I am very upset with the proposal of "low income housing" coming to this neighborhood. I purchased this property to move away from such an environment. This type of housing in this neighborhood will bring down the value of our homes. I am currently looking at selling my property now as the build of "The Flats" have already lessened the value of all these new homes. I don't appreciate driving into this residential community with the MPD surrounding the entrance of the community due to the current activity at the "Flats" Building more "Low income housing" will only make it worse.

Sincerely,
Laurie Geary
Grand View Commons North

Meadowlands Multi-Family residences public meeting follow-up

Mary Kleppin <mkleppin@wisctv.com>

Mon 8/12/2019 12:15 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Cc: Mary Kleppin <mkleppin@wisctv.com>;

Good morning, Lindsay,

Thank you for hosting last Thursday evening's public meeting regarding the proposed Meadowlands apartment complex. It was especially vocal - and I must say I side with the majority of my neighbors who voiced opposition to this development. I felt the developers were far more interested in outlining their company history than addressing concrete concerns of neighborhood residents. They seemed unprepared to answer many questions, and would not directly answer others.

In the end, our neighborhood already has several large apartment complexes clustered within blocks of this proposed development. By my own research, this amounts to more than 300 units on this side of Sprecher Road. I fear adding another large development with 217+ "workforce housing" units to this area will negatively impact our neighborhood in a number of ways:

- As discussed in our meeting, a development of this size will certainly increase traffic volume on neighborhood streets, especially at the intersection of Sprecher/Milwaukee, where there are no current plans to install traffic lights.
- Assuming at least some residents who qualify for "workforce housing" won't have their own transportation, why would one of these developments be constructed in an area where there are no nearby grocery stores or additional services? There are also no schools, no recreational activities within walking distance, and from what I understand, no immediate plans to extend bus service to this development.
- On the question of management, it bothers me that the developers seemed unwilling to answer whether there would be 24 hour on-site management. They said they would be hiring 5 people to provide management, but as we all know, problems don't generally occur between the hours of 9am and 5pm. In my opinion, a "workforce housing" complex of this size demands that there be 24/7 on-site security, especially in view of the security problems currently being experienced at the Harmony complex – and the developers' initial plans to use that same management company for Meadowlands.

Finally, I have to say, I'm also disturbed that a 224 unit development is considered "medium density" by the city. Is re-zoning an option, here? If not, then my opposition stands regarding the placement of the Meadowlands "workforce housing" development in our neighborhood.

Thanks again for hosting last Thursday's meeting.

Sincerely,

Mary Kleppin
208 East Hill Parkway
Madison, WI 53718

Meadowlands Proposal - District 3

Corey & Katy Finkelmeyer <finkelmeyer@outlook.com>

Mon 8/26/2019 10:02 AM

To: Stouder, Heather <HStouder@cityofmadison.com>;

Cc: Lemmer, Lindsay <district3@cityofmadison.com>;

To: City of Madison Planning Commission

My name Kathryn Finkelmeyer. I would like to register the following comments regarding the Meadowlands Proposal presented by KCG companies.

I live on the far East side close to the Harmony Apartments. Lindsay Lemmer is our alderperson.

1. Per your own city council, members have expressed concerns about “isolating” lower-income housing. The city council is so invested in 78 lower-income units within the Doyle Square project downtown that it may be willing to add more money to a project for a group of renters who will already have total access to many services and infrastructure, including busing. But for the exact same type of housing planned for the “outskirts” of the city, it will offer **NO** services. Only further isolation with no access to social or transit services. **How do we have money for this project but not for police or social services? It’s bad enough that we spent \$400K on a police study that as far as I know has done little to help our community. Wish that money could have gone to our schools to help our children.**
2. Studies also show that communities that don’t value integrating all incomes within a community typically isolate those groups far away from the city center.
3. 216 is too many units clustered together and close to existing development without some partnership with the city or county to provide services of some kind. Busing, parks, community gathering spaces, access to social work services, etc.
4. The mayor talks about more fair housing but is in the midst of cutting the budget for the police force and community policing at a time of great expansion- that makes absolutely no sense. Once again – we can afford \$400K for a study but don’t have enough for community policing.
5. If crime and police calls escalate as they have with the Harmony, that only serves to alienate and breed resentment among the surrounding property owners and doesn’t serve it’s intended purpose to integrate communities.
6. The city cannot just build lower-income developments and walk away and expect the neighbors to deal with things.
7. The KCG Company appeared to be more invested in the management of their property than the Royal Capital Group currently managing The Harmony and I applaud their efforts. However, 8-5 supervision does not sound like enough for the size of the development and it really should be 24 hours. Good management seemed to be the key to success per many of the citizens in attendance at our most recent meeting with Alder Lemmer and that has not been the case so far at the Harmony.
8. Please know that many of those concerned were citizens of color.

Until it can be shown that the Harmony can be managed correctly and given the services it needs - no additional developments isolated on the outskirts of town should be considered.

Thank you.

Meadowlands proposal

J. Jacobson <john.n.jacobson@protonmail.com>

Mon 7/8/2019 9:45 AM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Good morning Alderwoman Lemmer,

I'm writing today to voice my concerns with the proposed multi-family development in the Meadowlands neighborhood on Milwaukee street, specifically the plan to include low income housing.

I feel that this would not only create public safety concerns, as low income neighborhoods historically experience higher crime, but am also concerned about diminishing of property values, which is another adverse effect of this type of development.

I have lived in this neighborhood as a renter for the past seven years. Currently, my partner and I are looking to purchase a home, and are hoping to do so right here in the Meadowlands, Door Creek, or Grandview Commons neighborhoods. This development, if approved, would deter us from continuing to seek to buy a home here.

I understand that everybody deserves an affordable place to live, though I do not believe that should come at the cost of a loss of equity and safety for those who have lived in this neighborhood for years.

Thank you for allowing me to voice my concerns.

Respectfully,

John Jacobson
6925 Littlemore Drive, 104

Sent with [ProtonMail](#) Secure Email.

Meadowlands Proposal for Rental Properties on Milwaukee St.

Kandi Nicholson <heykandi.n@gmail.com>

Mon 7/8/2019 3:20 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Hello,

I own a home in the Meadowlands neighborhood on Madison's east side. I received a flyer in my mailbox about a proposal for multiple rental properties to be built at the end of Milwaukee St., which will likely be low income housing. I'm writing to express my concerns with this, as directed in the flyer.

Unfortunately, low income housing tends to attract a certain element and people who engage in undesirable behaviors. I have worked hard, saved and planned carefully to afford a home in a safe, quiet and respectful neighborhood and I would like it to remain as such. I also don't want my property value to suffer due to inserting low income rental properties and undesirable behavior in my neighborhood...especially considering we already have lots of apartments / renters in the Meadowlands area.

Please share this concern when the proposal is brought before the Plan Commission later this month, and when it is presented to the Common Council in August. I know of several neighbors who share my concerns and hope they will contact you as well.

Thank you in advance for your help,

Kandi

Meadowlands Proposal- Townhomes/ Apt

Josh McCauley <mccauleyjm87@gmail.com>

Mon 7/8/2019 8:55 AM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

General Information

Name: Josh McCauley

Address: 209 Juneberry Dr

City: Madison

State: WI

ZIP: 53718

Phone: 608-386-6326

Work Phone:

Email: mccauleyjm87@gmail.com

Should we contact you?: Yes

Message:

Good morning, My name is Josh McCauley. I am contacting you this morning in regards to the Meadowlands Proposal for Townhomes/ Apartment complex. Since this is quite early in the potential planning process, there may be more questions than answer available, but I have few concerns.

I see the rumor saying its possibly for low-income housing, I really don't have an issue with that. Madison is an expensive city, and more affordable housing such as this is needed.

Concerns:

1 Where's the infrastructure for bringing in this new development? I'm ballparking a minimum of 400+ people moving into this area. Included in the apartment complex, would there be plans for a coffee shop, gas station, bar/ restaurant? Nothing too much in the way of walking distance for us in this side of town. A splash pad or community pool would be nice. Door Creek park is great, but no shelter or pool, etc.

I'm assuming it was grant money specifically for tennis courts, but four additional courts feels overkill.

2 Additional traffic this would create. Would there be traffic lights added to Milwaukee & Sprecher?

3 My children are not of school age yet, but I've heard schools are overcrowded. What's the plan for additional kids in the neighborhood?

I appreciate your time. Have a great day!

Josh McCauley

Recipient:

Lindsay Lemmer

Meadowlands re-zoning

Wayne Kinos <dtkwayne@gmail.com>

Sat 9/14/2019 11:38 AM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Ald. Lemmer:

Just a note asking if the currently lapsed zoning of the Meadowlands subdivision could be re-zoned to disallow what seems to be excessively large affordable housing developments. The proposed 220 unit complex - in an area on the edge of town with no adjacent employment, school, shopping, etc., and limited bus service - just seems like poor urban planning to me.

I suggested in an earlier email that allowing for 40 or 50 units of affordable housing would be more appropriate. We certainly should have adequate affordable housing, but "dumping" a huge volume in our area may eventually lead to a problematic low-income neighborhood in the future. I further suggested that the remaining area be zoned for something that would tend to "upscale" the subdivision, such as office developments.

Thanks for your attention.

--

Wayne Kinos

Meadowlands Residences

Ken Meier <reporting@cityofmadison.com>

Thu 8/8/2019 10:49 AM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

General Information

Name: Ken Meier

Address: 210 East Hill Pkwy

City: Madison

State: WI

ZIP: 53718

Phone: 608-692-7889

Work Phone:

Email:

Should we contact you?: No

Message:

Additional to your concerns with this project impact is the significant bottleneck that exists TODAY with North Sprecher traffic that reduces from 4 lanes to 2 lanes under the I-94 Underpass and the daily backup from the stop lights at CT/Commercial/Reiner. Daily there can be backups of 20+ cars and a wait for multiple light changes. Without turn signal controls in all directions, impatient drivers are presenting a frequent safety hazard to others.

Recipient:

Lindsay Lemmer

Meadowlands Second Addition Multi-Family Project

Laura Pitt <lauraepitt@gmail.com>

Sun 7/7/2019 3:59 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Ms. Lemmer,

I am writing to you today to voice my concern regarding the proposed Meadowlands second addition project of 77 townhomes and 216 multi-family housing.

I have been a resident of the Meadowlands neighborhood for four year, residing at Lot 213 on Reston Heights Drive. The neighborhood is comprised of single-family houses, with the Glacier Valley apartment complex a few blocks south of my location. The neighborhood has enjoyed growth of single-families during the past four years and has become a well-established community, taking pride in safety of people and property, and creating a positive environment for the many young generations residing within the area.

What makes this location appealing is the small-town feel of neighbors who know each other, feel safe letting their children play in yards and at the local Door Creek park, walking dogs down the street from dawn to dusk, and low vehicle traffic flowing around the area. This can only be accomplished with the low- to med-density housing that the neighborhood is comprised of.

The proposed KCG Development, LLC of the second addition to the Meadowlands will greatly upset the balance of the neighborhood, by introducing medium-level density, low-income housing north of Reston Heights. After conferring with the Sprecher Neighborhood Development Plan map, the proposed addition will add the townhouses in the low-med density area, and develop multiple 4-story complexes in the medium density area. **(And to note, the plans provided by KCG show the addition of 77 town-homes/4-unit homes, not the proposed 7 indicated in their proposal cover letter, and 194 apartments, versus 216 (see page 9 of the proposal).)** These additions far exceed the similar-density area of Glacier Valley apartments, which are primarily 2-story complexes and allow for greater cohesiveness to the neighborhood feel.

The plan calls for 6 units multi-family dwellings in an area far too close to an established neighborhood of single-family and townhouse dwellings that have created a safe community. By bringing in such a substantial number of multi-family housing, the neighborhood will open itself to a higher rate of crime due to increased density of people and the inability to create a community that relies on its neighbors.

Additionally the traffic concerns at the intersections of Milwaukee Street and Sprecher Road, and Sprecher Road and Highway T will increase with the addition of the proposed multi-family housing. As of today, with the growth of the Meadowlands and Veridian's neighborhood of Grandview Commons (and the North and Northeast additions), the single lane traffic northbound on Sprecher during morning rush hour and southbound during evening rush hour create a large amount of congestion (often seeing waiting lines from T down to Milwaukee Street in the morning hours). There will need to be substantial consideration by the developers and the city to ease congestion if the proposed development moves forward.

Finally, the Meadowlands single-family community belongs to a Homeowners Association, to which we pay dues for upkeep of our neighborhood. With this proposed addition, there will be an uptick of people who will be driving, walking and commuting within our neighborhood who will not be paying fees, and therefore not having a stock in ensuring the lands are kept clean and undamaged. One of the points of decision for me to purchase a home in this area was that I knew residents would be bound by similar restrictions, and I would have a voice with the HOA should I have any concerns with neighbors. By adding these multi-family dwellings, they would not be covered by the same HOA, and therefore would not have to abide by similar restrictions that keep our community safe and desirable.

As I sit and write this letter to you, Ms. Lemmer, I look out my back window to a farm field and view of trees, listening to birds chirping and kids playing in their yard. While the Veridian plans for the Meadowlands included dwellings to be built on the north side of my lot, it was never anticipated that development would include such a substantial multi-family project. Bringing in almost **300** dwellings, would significantly increase the density of this well-established community and greatly impact the character of the single-family area. Residents in the area are not prepared to have such a large swell of population, especially considering the lack of amenities currently within a 5-mile radius (1 grocery store, 1 gas station).

I urge you to voice concern over the amount of multi-family dwellings being proposed by KCG Development; their proposal would bring a significant population to the area that has not grown to accommodate. Along with the above concerns I have voiced, I am fearful that the property value of my single-family home will be diminished due to the aesthetics of the proposed multi-family structures. I came to this

community to grow with my neighbors and built a cohesive, caring, safe and strong area. By incorporating the proposed development, we will quickly lose our sense of community.

I would be happy to speak with you further about my concerns, and/or provide representation in front of the development committee, Plan Commission and/or Common Council. I feel very strongly that this is the wrong proposal for the area and that options could and should be developed to provide a more cohesive expansion of the neighborhood.

Thank you for your consideration.

Sincerely,
Laura Pitt
(608) 575-1700
lauraepitt@gmail.com
6952 Reston Heights Drive

Meadowlands/Grandview Commons

Daniel Tardie <dtardie@gmail.com>

Tue 7/9/2019 11:52 AM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Hi Lindsay,

My name is Dan Tardie and I currently live in the Meadowlands community. We have been renting here four years now and are in the process of building a home with Veridian in the nearby Grandview Commons community.

I received a notice on my door regarding the proposed re-zoning of land in this area and this prompted me to write to you. I am now considering cancelling my construction project. My decision would be based in economics and not politics or sociology. I am questioning investing \$500,000 in this area now. Zoning in Madison has always been a mystery to me but where I choose to invest my hard earned money is risky enough with the unknown...let alone knowns like this.

If you have more information I would like to hear more. I am about to make an important decision.

Thanks,

Dan

Meadowlands Project

Nancy Chen <naninki@yahoo.com>

Wed 8/14/2019 4:53 AM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

General Information

Name: Nancy Chen

Address: 7163 Littlemore Dr.

City: Madison

State: WI

ZIP: 53718

Phone:

Work Phone:

Email: naninki@yahoo.com

Should we contact you?: Yes

Message:

I was at the neighborhood meeting that took place on the 8th of August. I had to leave at 7:45 pm. What was the outcome, what are the next steps? I for one am not at all a fan of the project.

Thanks,

Recipient:

Lindsay Lemmer

Milwaukee St Proposal

Andrea Gugel <Agugel@edgewood.edu>

Mon 7/8/2019 5:38 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Good evening,

Thank you for taking time to put a note in mailboxes in the neighborhoods impacted and for asking for feedback on the proposed Meadowlands multi-family units and apartments on Milwaukee St.

Although I understand the need for low income housing in Dane County, I adamantly feel that area is not a good fit for additional low income housing and more apartments. There have been repeated issues on Milwaukee St. and Milky Way - and it seems to be a continuation of problematic and sometimes dangerous behavior and other issues that the Milwaukee St. area (on the other side of the interstate) has grown accustomed to.

I live in the Reston Heights neighborhood and continue to see worsening conditions in the rental areas, including Radford and surrounding rentals. The issue at hand is the landlords. There needs to be better screenings on the landlords part - and essentially evictions for bad conditions and behavior, fines of landlords for allowing properties to be in poor condition and accountability for all (renters and landlords). And the renters/owners who are treating property and neighbors with the lack of respect, criminal behavior in the neighborhood and rundown property needs to be addressed.

As a newer home owner who grew up on the Eastside of Madison and chose to live here as a young adult, I honestly can say I'm considering moving because of the problematic issues that don't seem to be addressed. Madison is better than this.

Andrea Gugel
Reston Heights Dr. homeowner

My information.

jbfrey <jbfrey@charter.net>

Sun 7/7/2019 3:27 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

My name is Bruce Frey and I live at 530 High Cliff trl. I was a city Police detective and am now retired. I served on the safety commission for several years and am very knowledgeable on safety and crime. This low income housing is in a very secluded part of the city. I see numerous problems stemming from this location. Thanks,
Bruce Frey

Sent from [Mail](#) for Windows 10

New development at Milwaukee-Sprecher

Mike Maxwell <mrmaxwel74@yahoo.com>

Sat 7/6/2019 8:17 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

General Information

Name: Mike Maxwell

Address: 419 N Star

City: Madison

State: WI

ZIP: 53718

Phone: 563-299-4908

Work Phone:

Email: mrmaxwel74@yahoo.com

Should we contact you?: No

Message:

Please...no more low income housing. The Flats has been a nightmare.

Recipient:

Lindsay Lemmer

No more low income housing!

Kate Hillson <khillson3@gmail.com>

Sun 7/7/2019 8:56 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Hello,

Please say no to the additional proposed low/moderate income housing at Milwaukee St. This is such a nice neighborhood that is slowly on the decline. You can't even walk in the neighborhood without getting dirty looks from the charming residents of the "Flats." We don't need to have more of this crap.

Thanks,

Kate

Sent from my iPhone

Opposed to Meadowlands subsidized housing

Jean Barry <jeanbarry7@gmail.com>

Tue 7/30/2019 10:26 AM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Hello Alder Lemmer,

I am writing this to express to you our significant opposition to the proposed subsidized housing project in the Meadowlands. We have only lived in the area for two years and have already experience crime first hand. We had our garage broken into while we were home and when my husband chased the thieves away they pulled a gun on him so they could get away. They proceeded to take the police on a high speed chase through the neighborhood where they then had to let them go. No one was ever apprehended. This is already too much crime for the quality of life we were promised when deciding on this neighborhood. I spend a great deal of time enjoying the outdoors and need to be able to be outside alone and feel safe at all hours of the day and into the evening. I am concerned that the density of the proposed unit is so significant it will only bring more, crime, more noise and more traffic to the area. I understand the city's defense of such housing areas is that if they are properly managed they don't bring crime and property values don't go down. This is just plain false and the proof can be seen with the new Harmony development already and the Harmony is only 1/3 the size of the proposed development for the meadowlands.

On top of my great displeasure for the proposed neighborhood there has been no effort made to contact the neighborhood or the HOA's. I see that supposedly the Sprecher east neighborhood association was notified. This is a group that you need to pay to be a member of and many of us didn't even know about it until I started learning about this proposed development. They are under no obligation to communicate with anyone except their paying members. We feel we haven't been communicated with, haven't had an opportunity to express our displeasure and are NOT happy about the possibility of this going in so close to our brand new homes.

I expect you will do everything in your power to support our neighborhood and work to have this stopped!

Jean & Paul Anderson

Proposal for Milwaukee St and Windstone Housing Development

Maria Montello <montellomr@charter.net>

Wed 8/7/2019 6:08 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

General Information

Name: Maria Montello

Address: 525 Highcliff Trl

City: Madison

State: WI

ZIP: 53718

Phone: 608-513-8065

Work Phone:

Email: montellomr@charter.net

Should we contact you?: No

Message:

Dear Alder Lemmer,

I'm writing to voice my concerns about the proposed development in the Reston Heights Neighborhood at Milwaukee and Windstone. I will be attending the Thursday meeting, but wanted to share my concerns with you directly. I do not support the project for these reasons: the location is not within walking distance of a grocery store or employment opportunities and the current public transportation doesn't run often enough to adequately serve residents who may not have a car. Also, I'm greatly worried about the issues at The Harmony on-site management is needed, as is tighter screening for applicants and swift repercussions for bad actors and worry that we could see a repeat at this proposed development. Madison needs low-income housing but not in this local.

Thank you,

Maria Montello

Recipient:

Lindsay Lemmer

proposed apartment complex in the Meadowlands

Amanda Thomas <amandathomas307@gmail.com>

Mon 7/8/2019 11:11 AM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Hi,

I learned from the NextDoor app that there is a proposal for another apartment complex in the Meadowlands and that you may be soliciting feedback from residents regarding the proposal. (If I did not come to the right place to provide this, please let me know.)

We already have a giant apartment complex in our neighborhood. Additional 4-plexes have also gone up. When we moved in 10 years ago, Veridian said nothing about moving in multi family complexes once the neighborhood was nearly full. In just the last couple of years we've seen crime go up - kids stealing things from people's garages, car thefts, loitering in the beautiful park.

Our neighborhood changed when it became more transient and adding additional rentable units will only add to the ratio of transient vs not.

If residents get a vote, we'd prefer this complex be built elsewhere.

Thank you for your time.

Amanda Thomas

Proposed Apartments at Meadowlands

Barbara Vardalas <Bvardalas@aol.com>

Sat 8/10/2019 10:05 AM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

General Information

Name: Barbara Vardalas
Address: 710 McLean Dr.
City: Madison
State: WI
ZIP: 53718
Phone: 608-221-4621
Work Phone:
Email: Bvardalas@aol.com
Should we contact you?: No

Message:

Hi Lindsey, I was unable to attend meeting on Thursday evening but wanted to voice my concern for this construction based on a few points. First, the issues that have occurred with Harmony have shown that these projects are given approval without some real questions and requirements that should be included in the applications being addressed. Issues like the size of the complexes is a big concern of mine. I think so many larger complexes vs. smaller two story 40 or less apartments goes against a more neighborhood feeling for both residents and surrounding neighbors. Residents are less likely, I think, to look to neighborhood events etc. because they see themselves more as part of the complex vs. the neighborhood and so do neighbors more so. Another concern is how are developers providing for security of residents and surrounding neighbors. Also, what resources are in the area for the residents, like play and outdoor safe areas for children, bus access and schedules for residents, stores in the area, impact on schools, and most importantly a concentration of similar housing so that the neighborhood becomes out of balance with more permanent homeowners and more transient apartment residents and therefore a risk to assimilating and feeling a part of a neighborhood. If a sense of being a part of the neighborhood isn't there, respect for other people and property often isn't either. Adding more apartments in this area, when we have quite a few and a lot added all down Cottage Grove Road the last year or two, now seems to be at maximum assimilation point until we can be assured that there is adequate resources for residents, that residents are feeling a part of the neighborhood and acting in responsible and respective manner and that management can keep their complexes clean and safe for residents and surrounding neighbors. This area was a place where many came to buy nice homes with hopes of belonging to a nice neighborhood and having their investment grow! We don't want our neighborhood to now feel unsafe and have to worry that our investment will be jeopardized! Any further development by these outside developers should not be approved without consideration to the size and concentration of these apartments and the balance of residents in an area and the residents ability to assimilate successfully. The plans for children's areas and activities, safety cameras outside the complex and in parking areas should be required as part of the approval, rules for the complex and what can result in an eviction should be given to each resident at signing of a lease and a description of how that will be carried out with management. The city should also have a level of responsibility to act if situations arise where a complex has critical issues and the management does not adequately deal with it and it affects residents of the complex and the surrounding neighborhood. It's unfair to have these developers come in and build their complexes and not even live in the city let alone the neighborhood so that there level of concern isn't for what happens to people after, but only in how to get the project done and how to make their money! The city has to take the responsibility to look at the whole picture of what's being built and the human concerns of residents and neighbors for the long term. I urge the city council and those that approve these government and other developer projects to think more about the speed you are allowing these projects in an area and the balance of neighborhood residents and the resources around them to support the residents that will be there. Thank you for setting up these meetings with concerned parties and continuing to represent our neighborhood and concerns with the city council! I look forward to hearing how the neighborhood concerns are addressed with the approval process and hopefully the reconsideration of the placement of the Meadowlands in this area or at least a modification to timeline for development and size with more requirements from the developers to provide more in safety technology and green areas for children to safely play!

Recipient:
Lindsay Lemmer

Proposed development on Milwaukee St.

Rebecca Polar <bjpolar@gmail.com>

Sat 7/27/2019 8:08 AM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

General Information

Name: Rebecca Polar

Address: 7001 Reston Heights Drive

City: Madison

State: WI

ZIP: 53718

Phone:

Work Phone:

Email: bjpolar@gmail.com

Should we contact you?: Yes

Message:

Dear Ms. Lemmer,

Thank you for the work you do to represent our district. I'm writing in reference to the proposed development at 6810 Milwaukee Street. The proposal includes rezoning for more than 200 affordable housing units. While I agree affordable housing is needed in Madison, I have serious concerns about this choice of location. There is no access to anything Madison has to offer - the bus service is limited and there is no safe pedestrian access over the highway into town. Already, with new affordable housing in this area we see issues with children walking over the bridge at all hours of the night and day - which has NO sidewalk - creating a safety issue. Families who live in affordable housing are disproportionately dependant on public transportation which is basically nonexistent in this neighborhood. Not only are we isolating these families from the services they may need e.g., workforce development, education, etc. but they'll be similarly isolated from Madison's amenities i.e., Dane Co farm market, Overture Center, etc.. Please also note that Kennedy Elementary School is already overcrowded and the addition of all these additional families is likely to further stress the school's limited resources.

Madison is a community where many families needing affordable housing are families of color so this decision would function to reinforce structural racism and further exacerbate the Black-white gaps in Madison.

Thank you,

Becca

PS - I'm sure you have heard enough about the significant increase in crime in our neighborhood associated with the recent installation of affordable housing in the neighborhood south and west of the Milwaukee St and Sprecher Rd intersection. Trust me, I can wax on poetic about that, too, but instead, I want you to consider the broader implications of isolating families in need from the resources and services that can best support them.

Recipient:

Lindsay Lemmer

Proposed subsidized housing - Meadowlands

Irina Shpigelman <ishpigelman@gmail.com>

Mon 7/15/2019 9:34 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Good afternoon Mrs. Lemmer,

I'm writing in response to the proposed subsidized housing in the Meadowlands neighborhood. My husband and I built our house in June of 2006. 13 years later we are still in that house and raising our three school aged children.

We are concerned that subsidized housing will further compromise safety in our neighborhood, which has already been an issue. We've had multiple car break-ins, house break-ins, along with suspicious activity going on at the Door Creek park. We are afraid that subsidized housing will only increase the number of those instances.

In addition to that, subsidized housing in Grandview Commons proved to cause a lot of trouble, and negatively affected quality of life of their unfortunate neighbors. We are afraid that the same scenario will repeat in our neighborhood. It will also negatively affect our house values, making it harder to sell our homes if we choose to move.

Though subsidized housing sounds like a good idea, mixing it with single family homes is problematic at best.

We will try to attend the meeting regarding this issue on August 8, I believe at Door Creek Church.

Thank you for letting us express our concern.

Irina Shpigelman

231 Golden Maple Rd
Madison, WI

Sent from my iPhone

Re-zoning of land n my Reston Heights neighborhood

Ardys Mcdonald <ardysmcd@netscape.net>

Mon 7/8/2019 2:34 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

I've come across information about re-zoning area in/near this neighborhood and I am very concerned about the changes to low income housing.

This area has been a wonderful and safe neighborhood for many years. However, since the low income housing just a mile away from my home is now very occupied, the crime in this area has increased significantly. Thefts, more trash on the sidewalks and streets, and a great rise in feeling uncomfortable and safe.

Please, do not allow the re-zoning to include any more low income housing. If that happens my safety will decline as well as my property value will decline.

I am on SSDI, have quite a limited income and really don't want to lose home value and the cost of adding security to my home.

Ardys

Re-zoniong

Wayne Kinos <dtkwayne@gmail.com>

Mon 7/29/2019 10:56 AM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Dear Lindsay Lemmer:

I own a home in the Meadowlands Neighborhood, near the end of Milwaukee St., not far from the proposed 216 unit affordable housing project.

I feel adequate affordable housing is very important. But the problem with the proposal is that it will eventually create a low-income neighborhood. Let's be honest...low-income neighborhoods have a tendency to be problematic. I think that maybe 25 to 50 units in the Meadowlands, with the rest single-family homes, would work better for all involved. I don't really understand why they're building so many apartments in my neighborhood; it's not near any employment, school or shopping, and bus service is very limited. I had hoped that some of this area might be business developments, like along Eastpark.

This would imply that a more selective zoning arrangement would be needed to allow affordable housing to be spread among other neighborhoods. I think this would better in the long-run for all involved. No doubt many will say "not in my neighborhood", but I don't respect that argument. We all should cooperate. I know a person on Section 8 and so know first-hand how hard it is to find decent affordable housing.

Thanks for your attention,

Wayne Kinos

Reject Meadowlands Proposal

kelly@kellford.com

Fri 8/9/2019 8:59 AM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Dear Alder Lemmer,

I live in your district on Venus way.

I am writing to express my support for a **rejection** of the current Meadowlands proposal as discussed at Thursday's forum and other written documentation. I have concerns about the readiness of the infrastructure (public transit, and pedestrian access in particular) to support this development. In addition after hearing from the developer I do not believe the developer will be a good community partner in building the sort of neighborhood I know I want to live in.

After educating myself further about how this sort of housing structure works from a funding perspective, I have no objections to this sort of development. Madison has long been a source of pride for me as a city that offers a range of opportunities I believe it is key to the city's future to ensure that people of a range of income levels can live throughout the city. My objections have absolutely nothing to do with the concept of this sort of development.

I recognize the meeting on Thursday was intense with strong opinions. That said, in my view the developer failed completely to understand the community concerns,. Answer reasonable questions and do anything beyond attempt to give a canned presentation. That is not being a good partner.

In addition, the developer demonstrated a lack of a basic understanding of some of the challenges that have happened with a similar development already. In response to a question about how they would be different from the Harmony, the response was merely that they were not at the meeting. Yet the question itself was prompted by the developer's own statement that they would be different. The one example of how they would be different around staffing was so ridiculous that again I am not convinced the developer has the best interests of the community in mind. Saying you would have five staff members as opposed to one but only during traditional business hours fails to acknowledge the basic issues that have a strong chance of appearing in evening and night hours.

In general, I had no sense that the developer had a vision for building a vibrant apartment community. Instead, this seemed to be just another cookie cutter development using tax credits as part of the funding.

I also think the city needs to investigate further the philosophy of how growth happens. The answer of we'll continue to build more car-dependent environments and expect transit and other pedestrian access will follow is misguided in my opinion. I recognize this goes beyond the current proposal but it is an opportunity to reassess the vision of what we want in neighborhood.

I appreciate the effort and communication you have provided around this topic. I look forward to your continued updates and hope at some point to hear if your opinion on the development has changed as a result of Thursday's meeting.

Respectfully,

Kelly Ford

RE: Grandview commons east resident concern

Africa Lozano <a.lozano014@gmail.com>

Tue 7/9/2019 3:29 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>; Africa Lozano <a.lozano014@gmail.com>; Randy Yarl <mrrpy0001@gmail.com>;

Hello Lindsey,

I am a resident at Grandview commons east and currently live on Alton Drive around the corner of Milky Way and near the new Harmony Apartment. I am writing to you to express my concern regarding our current neighbors and my concern for new low income housing apartments that have been proposed. My Fiancee and I and our daughter moved to this area and outskirts from the city to stay away from the downtown and all the mess that goes on because we have a 1.5 year old daughter to raise. We moved to Grandview Commons because it looked like a peaceful and great area to raise our daughter. We have lived in our new home for 1.5 year now and before the harmony apartments were built. When we moved to the area, Veridian promised there was going to be a new park and said nothing about any new Low income housing. Had I known I would have never agreed to move to the area. The reason being, I myself grew up low income and have seen and experienced everything that we are currently going through now and I do not want our daughter to experience the drama, mess, late nights, sirens, robbery, uncomfortableness that goes along with being surrounded by this. Before the apartments were built, the community was quiet, there were no late night cars speeding through the night, cops riding around, the activity that the next door app gets from people in our community expressing what has happened to them or people selling their homes and wanting to get out of the community as quickly as possible, trash on Milky Way being tossed out of people car windows, cars being robbed, cars being broken into, drugs, late night parties. I mean the list goes on and on.

I feel that the owner of the development didn't take any consideration of those surrounding the area and how it was going to impact our community with the late sirens, trashy community, people selling drugs on the street during the day and night, and not having respect for personal property etc. I recently noticed some "No PARKING" signs in front of the apartment building that covers a few feet but that does not help any because the residents in the area are still parking and not complying with the rules and regulations of the building. I can say that because every morning I got to work I see them parked there. I am not certain how the owner screened the residents and if they did, otherwise, we would not be having these issues.

I am concerned that if we have new apartments with similar criteria, only residents from the other end of Grandview will have the similar issue we are facing with. I understand that community is trying to help low income residents, I get that, but this has nothing to do with helping the low income residents because the residents who have been part of this community and are investing thousands of dollars are losing their investment because residents want out and selling their homes are whatever price they can get to move farther away. So I ask to please take my voice and please reconsider building low income apartments. It is not fair for those of us that have worked hard to have what we have worked hard for, and have intruders trash it and disrespect our homes community.

Any other questions please let me know how my voice can be heard.

--

Africa Lozano, M.S,

"People think of Latina women as being fiery and fierce, which is usually true. But I think the quality that so many Latinas possess is strength. I'm very proud to have Latin blood." - Zoe Saldana

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RE: Meadowlands 216 low income housing

Michelle Riley <mic53593@hotmail.com>

Sun 7/14/2019 9:37 AM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Hi Lindsay,

I just read your announcement of the upcoming Aug 8th meeting to discuss the Meadowlands project and the article in the Cap times where you repeated this statement "The presence of affordable housing does not equate to increased crime and community problems. However, lack of onsite support, management, and tenant vetting contributes to these issues."

I'd like to hear your facts to backup this statement.

I've been living in Grandview Commons North since May 2015. I can tell you the amount of police/fire visits have increased dramatically since the opening of the Harmony apartments. I'd like you to get the data from the police to show the increase and we can go from there with a discussion.

Why don't you propose a complex for age 55 and over? If we are concerned about all people then we should have a housing complex for the seniors. WE already have the low income building in our neighborhood. One is enough. I can guarantee this subject will not end.

Did you ever ask yourself why these developers are pushing for this? Have you looked into the financial situation these developers receive? Another area you should probably come prepared to speak on and show the whole story and facts.

I can also tell you coming home last Saturday night around 10:30 And the activity of grown men hanging out on the corner of Jackson Quarry and Milky Way walking up to an idling car made me think what are they doing. Every time I leave my house and go outside at night I am on high alert. I do not feel safe in this neighborhood anymore since the Harmony apartments have opened. I encountered a group of 8-10 17-19 year olds in the middle of Milky Way street, when I approached they stood there and just looked at me. Didn't bother to move out of the street so I slowly drove to the other side of the street just to get to my house. I also encountered a black 4-door Cadillac with tinted windows idling on the corner of Jackson Quarry and Milky Way with the windows half down with 4 people sitting inside. I drove by to get to my house, about ½ hour later I was outside and that same car drove by slowly and yelled out "I'll be back later" and then sped up and went down the road. While these may not be serious to you, they are to me and my neighbors safety in our neighborhood and we do not take this lightly. WE are being proactive, its only a matter of time until something very unfortunate happens to someone. Not to mention our property values. Again, this may not be concerning to you but to those of us who purchased our homes in Grandview Commons North it is very concerning and is unacceptable.

I don't feel you are appreciative to the concerned homeowner's views with your statement above. In fact, I find it disrespectful to the concerned homeowners. I thought you were being objective but am not sure now. I'll be curious to see how you handle this Aug 8th meeting.

Michelle
Riley

Sent from [Mail](#) for Windows 10

From: Lemmer, Lindsay <district3@cityofmadison.com>
Sent: Sunday, July 7, 2019 12:38:55 PM
To: Michelle Riley
Subject: Re: Meadowlands 216 low income housing

Hi Michelle,

Thank you for reaching out and expressing your opposition. I've noted your objections and will also be sharing more out on this proposal very shortly.

Thank you,

Lindsay

Lindsay Lemmer
District 3 Alder
she/her/hers
608.417.0442
district3@cityofmadison.com
Sign up for updates from the District 3 blog:
<http://www.cityofmadison.com/Council/district3/blog/>

From: Michelle Riley <mic53593@hotmail.com>
Sent: Saturday, July 6, 2019 6:49 AM
To: Lemmer, Lindsay
Subject: Meadowlands 216 low income housing

I'm writing to voice my strong objection to the proposed Meadowlands 216 unit low income apartments. The Flats on Milky Way and Milwaukee street should be an example that this type of housing only brings crime and unsafe neighborhoods to the surrounding area. Every week the police are called to The Flats! The Flats is already an eye sore to our neighborhood, the building is cheap looking by design, the landscaping is shabby at best, cars lined up the street restricting the space to the subdivision entrance, trash still thrown on the ground. One low income building is enough in this area! ENOUGH! You will see more homes for sale and the law abiding home owners moving out if more low income apartments are built.

We didn't buy our new homes knowing there would be low income apartments in the neighborhood. If I had this information I would never have bought in this area. No more low income housing in this area! Another low income apartment building down the street will bring more problems including crime and tax our police force even more.

As a concerned neighbor I am emphatically opposed to another low income apartment building in this area called Meadowlands.

Sincerely
M. Riley

Sent from my iPhone

Re: Meadowlands Low Income Housing

Derek Petersen <derekjp2@gmail.com>

Mon 8/12/2019 3:39 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Lindsay,
I was at the August 8 meeting regarding the apartment complex at Milwaukee St and Windstone Dr. It was unfortunate that there were so many interruptions from the neighborhood; and I left with many questions unanswered. It sounds like the affordable housing stipulates the MAXIMUM income level that can be accepted for residence. Therefore, the builders' presentation about projected rent should be considered as *maximum*, and not typical. I also missed what apartments they used for their comparison. I know the apartments directly across Milwaukee St at the corner of Windstone (as well as the ones at Reston Heights & Wyalusing) certainly appear to be the "worst" in our neighborhood, so to compare a maximum rent at 10-15% below those buildings seems pretty low indeed.

I would presume that the city is the one pushing the builder to do affordable housing in this case? I can't imagine any builder (regardless of the government kickbacks) would prefer to manage affordable housing apartments vs market rate housing. It would seem that this project, in conjunction with:

- the aforementioned existing apartments at Milwaukee St & Windstone
- existing apartments at Reston Heights & Wyalusing
- fair number of duplexes on Reston Heights West of E. Hill Pkwy
- potential planned duplexes on the South side Milwaukee St, East of Windstone
- potential planned apartments and townhomes on the North side of Milwaukee St, East of Windstone

...is creating perhaps one of the most dense concentrations of "low" income and above average density housing in quite a large radius, second only to the still-in-progress Gandview Commons area bordering Milwaukee St. I hate to make generalizations based on income stature, but we've already seen the results of this outcome in the Grandview Harmony Apartments it would seem. I just don't see how city planners see this as acceptable when they sat in front of the August 8 meeting saying they wanted to spread out these types of housing concentrations across the city.

I am still willing to organize a petition in the Meadowlands neighborhood where I live, but am unsure of what exactly to petition for. My initial thought was to simply petition for market-rate apartments at the build site on Milwaukee St & Windstone, but after the meeting, it's difficult to even say that that's the best choice here or what the collective of residents would prefer. Petitioning for market-rate apartments would certainly seem to be the path of least resistance for this particular instance, but it doesn't entirely solve the perceived future development intents of the city.

Please let me know if I can be of assistance. I can't imagine that all of the >100 attendants in the August 6 meeting will be motivated to drive downtown for the August 29th(?) meeting where attendance is more critical.

Derek Petersen
6982 Reston Heights Dr.

On Sat, Jul 13, 2019 at 10:03 PM Lemmer, Lindsay <district3@cityofmadison.com> wrote:

Hi Derek,

I haven't seen the flyer, but the Meadowlands Plan Commission and Common Council dates were delayed so that we could have an additional public meeting on the development. The public meeting is scheduled for August 8, 6:30 pm at Door Creek Church, room 108. This proposal is now planned to go before the Plan Commission on August 26 and the Common Council on September 3. There are more details in my recent blog post: <https://www.cityofmadison.com/council/district3/blog/>

RE: Meadowlands multi-family residences proposal advances

Cameron Olson <olsonc1207@gmail.com>

Mon 7/8/2019 9:51 AM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Greetings Alder Lemmer,

As a resident of the Meadowlands, I'm writing to seek additional information and share concerns about the proposed apartment project mentioned in your latest update. I'm hoping to find clarification on the project and the proposed affordable housing. Can you share how much of the development will include below-market-rate apartments? I'm unsure if the entire 216 apartments will be rent controlled or if possibly the project will consist of a mix of units at market rate and below.

I'd strongly advocate for a project that incorporates a mix of these units as a way to continue growing the Meadowlands neighborhood and provide families a sense of normalcy and stability. I'd be extremely concerned if the project will consist entirely of low/moderate income housing and would like to raise a few questions to you if this is the current plan. I read through the developer's plans and am unsure who would be managing the proposed property and find this the most significant issue with moving forward. I want to point to a few examples of problems with similar proposals in/around Madison from other neighborhoods and that some of these concerns apply to this project. https://madison.com/ct/news/local/neighborhoods/neighbors-developers-work-to-welcome-affordable-housing-developments/article_0e8ab768-886b-5971-9d38-d2d936c572d1.html.

I have a few focused concerns or questions given the location of this proposed apartment. My partner and I are not opposed to having affordable housing in place; however, are worried this location won't serve some of our most vulnerable in the Madison community. The site of this proposed project is located nowhere near essential services for families including grocery stores (This location would be considered a food desert!), bus stops (there's only 1 in our neighborhood that runs infrequently), or even any stores whatsoever! How are these families going to be supported by a lack of essential services and by the facility itself? In the above article, it shares the city is interested in projects that surround amenity-rich neighborhoods with schools, neighborhood centers, and libraries. I'm worried this plan is not well thought out and doesn't serve these families appropriately. I'm skeptical of the idea for a for-profit developer to make money off the people in our community who need support in these ways to help lift them out of poverty, and I don't see this location fulfilling those goals.

Again, I'm unsure of the details surrounding the affordable housing aspect of this development and hope to hear from you soon!

All the best,
Cameron

Re: Proposed development on Milwaukee St.

Rebecca Polar <bjpolar@gmail.com>

Fri 8/9/2019 4:30 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Dear Lindsay,

Needless to say, after last night's farce, I'm still opposed to the development. There is no adequate solution for the lack of access to the city - no public transportation, no sidewalk over the bridge on Milwaukee street, and no answers for any of the other questions or concerns raised. I did learn that they have been working on this long enough to have gotten their WEDC funding under the Scott Walker administration, and therefore likely only because of their political contributions to the republican machine here in Wisconsin. That's the only way anyone received WEDC funds under his administration. I also learned that they are making money hand over fist on affordable housing developments all over the country, and therefore, the backs of lower income citizens and the taxpayers who fund the program. A quick google search shows KCG has a long history of contentious community meetings where they have done, or tried to do, this same thing. A few examples:

<https://www.nhregister.com/news/nhregister/article/Politics-makes-residents-question-West-13905223.php>

https://www.richmond.com/news/local/central-virginia/powhatan/powhatan-today/residents-turn-out-to-oppose-apartments/article_c143b7f0-185a-11e8-910c-f76c6cf81783.html

In one case, the board was wise enough to reject their proposal.

Note that they haven't tried this in green space elsewhere, but in reclaimed and underutilized buildings/spaces in LOW INCOME communities, where this approach has been demonstrated to increase home values and decrease crime. However, the same research that informed that statement also found that in high income communities, affordable housing causes a 2.5% decrease in home values. Here is the citation: <https://www.nber.org/papers/w22204.pdf>

Note that several houses on Reston Heights Dr., immediately adjacent to the proposed development were sold, brand new, for prices in excess of \$350K in 2018 only to have 'affordable' housing proposed fewer than six-months later. Research (as noted above) proves all of our home values will go down because of this, since this is NOT a low income neighborhood. It's simply unacceptable. Because I'm a huge dork, and it is possible I may not be able to attend the upcoming board meetings, I'll be preparing an annotated bibliography which I will mail to the board and share broadly with our neighbors. Plus, I've already demonstrated myself to be rather disorderly, for better or worse, so perhaps it's better to submit written comments instead.

Be in touch soon,

Becca

Re: [Alder Lemmer, District 3] Tonight: Meadowlands Multi-Family Residences Proposal

Ann Shea <ann_shea@yahoo.com>

Thu 8/8/2019 1:12 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Hello Lindsay,


Thank you for keeping our neighborhood informed. It doesn't look like I'll be able to attend tonight's meeting but wanted to share my thoughts with you for the discussion.

I completely agree with your thoughts regarding the location of the proposed apartments. I've lived in this neighborhood, Reston Heights, since I purchased my condo in 2007. At that time I was told Door Creek Park would be the Elver Park of the east side. That has not happened. I also saw that there would be commercial properties going in. That has not happened. There is nothing truly within walking distance of this neighborhood. No amenities, and limited bus service. 216 apartments is far greater than any other successful example shown by the developer. All other examples have amenities and frequent bus service. Workforce housing? Doesn't that mean that they typically will not be working the regular 8 AM to 5 PM Monday through Friday? How will they get to work? Where will they shop for groceries? If they're under the notion that if they build it it will come, that truly isn't the case. This neighborhood has been growing for years and it took years just to get the limited bus service. This proposal makes zero sense at this time.

Thank you,
Ann Shea
Reston Heights

Sent from my iPhone

On Aug 8, 2019, at 10:23 AM, <noreply@cityofmadison.com> <noreply@cityofmadison.com> wrote:

 Alder Lemmer, District 3

Hi everyone, A reminder for tonight's meeting on the Meadowlands Multi-Family Residences proposal. Please find the agenda below. Thursday: Community Meeting on The Meadowlands Multi-Family Residences This is a development proposal for 6810-6814 Milwaukee Street, 1 Wind Stone ...

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Thank you

Sue Schwarm <schwarm@charter.net>

Thu 8/8/2019 8:42 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Hello!

Thanks for hosting the meeting at Door Creek Church regarding Meadowlands. I appreciate your concerns about the proposed development. I share those concerns. Is there any way to push back the plan commission and common council approval meetings?

So many people had questions and they were unanswered. More facts are needed. Trusting numbers that are being given by the developer need to be doubled checked or verified. They are a for profit organization. The math seemed counterintuitive; they compared maximums with averages. More data is needed and more two way discussion.

Thank you,
Susan L. Schwarm

Sent from my iPhone

The Meadowlands

Paul Anderson <pa2850@gmail.com>

Thu 9/5/2019 9:32 AM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

General Information

Name: Paul Anderson

Address: 7132 Reston Heights Dr

City: Madison

State: WI

ZIP: 53718

Phone:

Work Phone:

Email: pa2850@gmail.com

Should we contact you?: Yes

Message:

Hi Lindsay, I have reviewed the revised plans from KCG and I don't see anything in there that addresses the lack of services in this area that would be necessary for an affordable housing project like this to be successful. The Harmony apartments a few blocks away is a perfect example of the damage that can be done to a neighborhood when the proper services are not available. I would like to re-state my strong objection to this project and as your constituent I encourage you to continue your objection to it, as well as lobby your fellow alderpersons to oppose it.

Can you let me know the reason behind the Urban Design Commission's rejection of KCG's original proposal?

Thanks, Paul

Recipient:

Lindsay Lemmer

The Meadowlands Proposal

Joshua McCauley <mccauleyjm87@gmail.com>

Tue 8/13/2019 2:42 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Good afternoon,

Thank you for putting the Meadowlands Proposal meeting together. I recently sent a number of comments/ concerns to the Planning Commission email (Heather Stouder I believe.) I saw your notes regarding the Urban Design Commission, but didn't see a way to email them, so thought I'd share the following with you ahead of tomorrow's meeting, prior engagements are preventing me from going. Unsure if all of this falls under the *design itself*, if it doesn't, kindly disregard.

1) **Water runoff**- I don't see it so much with our house on Juneberry, but our neighbors houses seem to have constantly running sump pumps. Sometimes theirs run days after a storm. With the additional concrete/ large buildings, has it been addressed on how this could impact the surrounding area?

2) **Green space**- what type of green initiative is this proposal? Are they going to include solar panels, maybe some green space, community garden, play areas for kids? Yes we have Door Creek park a couple blocks down from the complex, but interesting to see how Milwaukee St will be handled. It appears there are four lanes of traffic, hopefully its not going to be 35 mph all the way through.

3) **Environmental impact**- this may simply be my growing frustration with my losing battle, but any concerns with rodents such as rabbits, ground squirrels and chipmunks? I already have a ton of them in my yard. I have to imagine as we continue to build on the empty lots, these animals have no where else to go. I used to own a house on the northside (Packers Ave), and we never had the issues with holes/ tunnels currently throughout my yard.

4) **Multi-use space**- I know I've shared this with you previously, but a mixed use facility which could include a coffee shop/ restaurant would be great. Something within walking distance (assuming Milwaukee St is safe to cross) would be great.

Thank you once again for your time! I imagine you have been getting a lot of feedback regarding Harmony Apts and the Meadowlands. Thank you for your patience, I appreciate all you do.

Have a great day!

Josh McCauley

mccauleyjm87@gmail.com

(608) 386-6326

We are against the meadowlands rezoning project

Jack Peterson <jkpeterson44@gmail.com>

Sun 7/7/2019 10:22 AM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Lindsay,

We have enough problems with the people who live in the apartments in the Sprecher East neighborhood as it is. The last thing we need is more apartments. My wife and I are concerned that it will make Wyalusing increasingly dangerous and we are expecting a baby any day now. People fly down that road at all hours of the day and night. Adding apartments, filled with people who aren't invested long term in the neighborhood, will only add to the biggest problem our neighborhood has, which is the people currently in the apartments not respecting the homes, streets and sidewalks in the neighborhood.

Thank you,

Jack Peterson
6804 Bluff Point Dr