

From: Jenny <letsdisco99@yahoo.com>

Date: December 9, 2019 at 2:44:06 PM CST

To: "district3@cityofmadison.com" <district3@cityofmadison.com>, "district6@cityofmadison.com" <district6@cityofmadison.com>, "district13@cityofmadison.com" <district13@cityofmadison.com>, district14@cityofmadison.com, "hiwayman@chorus.net" <hiwayman@chorus.net>, "ledell.zellers@gmail.com" <ledell.zellers@gmail.com>, "erics@cows.org" <erics@cows.org>, "bacantrell@charter.net" <bacantrell@charter.net>, "jshagenow@yahoo.com" <jshagenow@yahoo.com>, "ajstatz2@madison.k12.wi.us" <ajstatz2@madison.k12.wi.us>

Subject: No- to re-zoning Truman Olson site

Studies have show green space is essential to our well-being. Don't modify the current zoning that will lead to less green space. There is also a safety issue for children who will have to cross two busy streets to get to open space.

Balconies are not green space. Green space is ground space. Changing the zoning would not set a good precedence.

Keep CC-T zoning.

Thank you,
Jenny Hayes
534 Spruce Street
Madison, Wi 53715

From: KAREN L MONCHER <klm@medicine.wisc.edu>

Date: December 9, 2019 at 12:47:55 PM CST

To: "district3@cityofmadison.com" <district3@cityofmadison.com>, "district6@cityofmadison.com" <district6@cityofmadison.com>, "district13@cityofmadison.com" <district13@cityofmadison.com>, "hiwayman@chorus.net" <hiwayman@chorus.net>, "ledell.zellers@gmail.com" <ledell.zellers@gmail.com>, Eric Sundquist <erics@ssti.us>, "bacantrell@charter.net" <bacantrell@charter.net>, "jshagenow@yahoo.com" <jshagenow@yahoo.com>, "ajstatz2@madison.k12.wi.us" <ajstatz2@madison.k12.wi.us>

Subject: No TSS zoning

On behalf of our household-

Please strongly reconsider the zoning change to the Truman-Olson site. We are a young neighborhood with many children and crossing either Park Street or Fish Hatchery Road are difficult at best, often unsafe, particularly for young ones.

We appreciate your consideration,
Karen Robaidek
W Shore Dr

From: Chris Wagner <cwagnerz@yahoo.com>

Date: December 9, 2019 at 11:44:54 AM CST

To: "district3@cityofmadison.com" <district3@cityofmadison.com>, "district6@cityofmadison.com" <district6@cityofmadison.com>, "district13@cityofmadison.com" <district13@cityofmadison.com>, "hiwayman@chorus.net" <hiwayman@chorus.net>, "ledell.zellers@gmail.com" <ledell.zellers@gmail.com>, "erics@cows.org" <erics@cows.org>, "bacantrell@charter.net" <bacantrell@charter.net>, "jshagenow@yahoo.com" <jshagenow@yahoo.com>, "ajstatz2@madison.k12.wi.us" <ajstatz2@madison.k12.wi.us>

Subject: Zoning Change at Truman Olson

Dear Plan Commission,

I am writing to ask you to please NOT change the zoning requirements for the Truman Olson lot to TSS. We already have enough density on Park Street, and although I can understand the need to build on Truman Olson, I cannot support changing the zoning requirements to allow more dense building and less green and open space. People need ground-level open space as a part of a healthy living environment.

Please keep Truman Olson zoned CC-T!

Sincerely,

Chris Wagner
1009 High St.
Madison, WI 53715
608-250-5758
608-658-2272

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From: Norm Littlejohn <norm.littlejohn@gmail.com>

Date: December 9, 2019 at 2:43:47 PM CST

To: "Hall, Amanda" <district3@cityofmadison.com>, district6@cityofmadison.com, district13@cityofmadison.com, hiwayman@chorus.net, Ledell Gmail <ledell.zellers@gmail.com>, erics@cows.org, bacantrell@charter.net, jshagenow@yahoo.com, ajstatz2@madison.k12.wi.us, district14@cityofmadison.com

Subject: **Keep the Truman-Olson development zoned CC-T**

Hello, folks -- I live about a ten-minute walk from the Truman-Olson development area, and I want open space to be a part of that development. Please don't change the zoning from to TSS; keep the zoning CC-T.

The Southside needs its open space, just like any other part of Madison does. Don't make a mistake on this, please.

Thanks.

Norm Littlejohn

2209 Cypress Way #16, Madison 53713

Alder District 14

From: James Rhem <jim.rhem@gmail.com>

Date: December 9, 2019 at 12:22:24 PM CST

To: district3@cityofmadison.com, district6@cityofmadison.com,
district13@cityofmadison.com, hiwayman@chorus.net, Ledell.zellers@gmail.com,
erics@cows.org, bacantrell@charter.net, jshagenow@yahoo.com, ajstatz2@madison.k12.wi.us

Subject: A big NO

Don't be foolish. Don't switch the Truman Olson area to TSS zoning. We absolutely need to retain open area along Park Street.

--

James Rhem
213 Potter Street
Madison, WI 53715

From: South Madison <southmadison.unite@gmail.com>
Date: December 9, 2019 at 11:43:42 AM CST
To: district6@cityofmadison.com, Sara <district13@cityofmadison.com>, hiwayman@chorus.net, Ledell.zellers@gmail.com, erics@cows.org, bacantrell@charter.net, jshagenow@yahoo.com, ajstanz2@madison.k12.wi.us
Cc: "Vakunta, Linda" <LVakunta@cityofmadison.com>
Subject: Important re TODAY's Plan discussion of rezoning Truman Olson

To Plan Commissioners:

South Madison Unite! is fully in support of not rezoning the Truman Olson site as TSS. We believe that ground-level open space is critically important to human being's wellness and we urge you to explore other land use options that allow for building a supermarket on Truman Olson while preserving open space requirements.

This shift to TSS without open space at ground level is antithetical to what we discussed at the meeting we held with plan and is not at all what we requested in requesting a speeded-up rezoning process.

Action Committee
 South Madison Unite!

To: Plan Commission, Alder Tag Evers, Alder Sheri Carter
 From: Bay Creek Neighborhood Association Planning and Economic Development Committee
 Re: Rezoning 1402 S. Park from CCT to TSS
 Date: December 9, 2019

We oppose the proposed rezoning of the Truman Olson site at 1402 S. Park St. from CC-T to TSS. The proposed rezoning would permanently eliminate the requirement for any at-grade open space for this site upon development, limiting outdoor space to balconies/patios and rooftops for future occupants.

We support maintaining the current CCT zoning, which requires that 25% of any development (regardless of developer) be at-grade open space. By relying on another land use mechanisms, Plan could allow for building a grocery store on the Truman Olson site.

Based on a cautious estimate of 1.5 residents per bedroom per apartment, the following table shows the likely future occupancy of the Truman Olson site. This is a very conservative estimate, there could be many more residents.

<i>Developer</i>	# Units	# Bedrooms	# Occupants	# Minor Occupants
Rule (Phase 1)	150	250	375	150
(Phase 2)	80	<i>Unknown/assume</i>	120	180
Rule (Both phases)	230	370	555	210
<i>Back-up Developer</i>				

Limiting outdoor time to balconies/patios or rooftops, denying them open space, a playground, lawn, or other play area should not be acceptable in Madison. Citizens of South Madison expressed in a letter sent to City Staff and alders on October 28, 2019 (echoed on October 30, 2019 in a letter from BCNA) that neighbors want to see open space as part of the proposed development. The BCNA letter notes that “The city’s zoning requirements specify an amount of green space per housing unit [and] this requirement is soundly backed by studies citing the positive mental and physical health impacts of green space in close proximity to housing.” On-site green space is especially important given the location of Truman Olson; access to neighborhood green space requires crossing either Park Street or Fish Hatchery, a risky venture.

The staff report indicates “Planning staff feels that both the existing CC-T zoning and proposed TSS zoning are equally conducive to implementing the recommendations for the Truman Olson property in the Comprehensive Plan and Wingra Market BUILD Market Study and Redevelopment Plan.” However staff fails to provide any compelling reason for the change of zoning and ignores entirely the human aspects of development that demand open space. We ask the Plan Commission to stand strong with South Madison in requiring a healthy quality environment for the future residents of the Truman Olson development.

----- Forwarded message -----

From: "Laurie S" <laswimm@gmail.com>

To: <district3@cityofmadison.com>, <district6@cityofmadison.com>, "Evers, Tag" <district13@cityofmadison.com>, <district14@cityofmadison.com>, <hiwayman@chorus.net>, <ledell.zellers@gmail.com>, <erics@cows.org>, <bacantrell@charter.net>, <jshagenow@yahoo.com>, <ajstatz2@madison.k12.wi.us>

Subject: Truman/Olson rezoning request

Date: Mon, Dec 9, 2019 4:59 PM

I'm very disturbed that there has been a request by city staff to rezone the Truman/Olson thus reducing the amount of open space that is required for any development that goes there. Study after study has shown that open space is important for healthy living and that new developments should be adding more of it rather than reducing it. Please don't change the zoning for this piece of land!

Thanks

Laurie Swimm, resident of District 13

Madison