

From: Bill Connors <bill@smartgrowthgreatermadison.com>
Sent: Wednesday, March 10, 2021 5:20 PM
To: Glaeser, Janine <JGlaeser@cityofmadison.com>
Subject: Re: Request to Speak

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

Janine, is there any way you can forward this to the commissioners?

Bill Connors
Executive Director
Smart Growth Greater Madison, Inc.
608-228-5995 (mobile)
www.smartgrowthgreatermadison.com

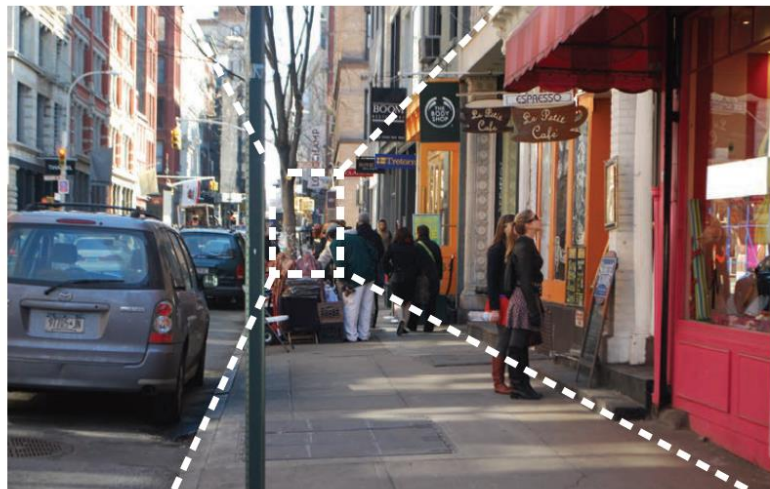
25 W Main St - 5th Floor, Suite 33
Madison, WI 53703





Excerpts from: Active Design – Shaping the Sidewalk Experience

https://nacto.org/docs/usdg/active_design_shaping_the_sidewalk_experience_nycdot.pdf

PROLOGUE

Judging from the pedestrian perspective, the sidewalk is conceptualized as a room with four planes.

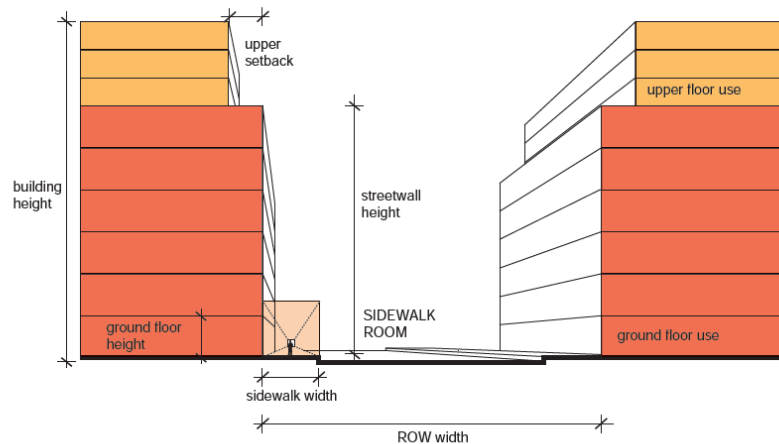


-  Ground Plane
-  Roadside
-  Building Wall
-  Canopy



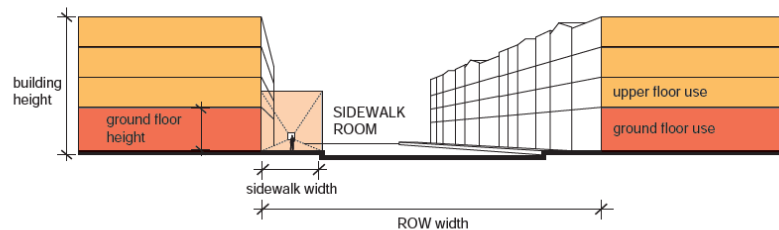
DOWNTOWN COMMERCIAL STREET

This type of street typically has wider sidewalks, with an approximately 10 to 15 foot clear path, wider overall right-of-way, street walls close to and framing the majority of the sidewalk length, taller buildings, and mostly ground-floor commercial uses. It is generally part of a network of streets arranged in a grid, and accommodates a range of pedestrian types, including office workers, transit riders, shoppers, tourists, and residents.



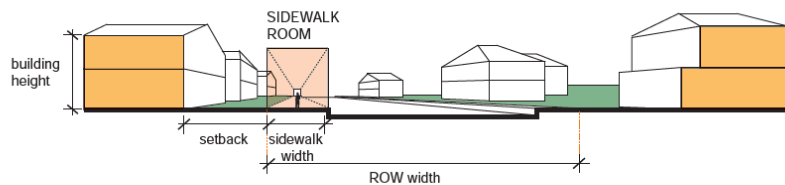
NEIGHBORHOOD MAIN STREET

This type of street usually has sidewalks with anywhere between 5 to 12 foot clear paths. The buildings along it are often between one to four stories high, and in general form a strong street wall, sitting directly on or near the property line. Ground-floor spaces are mostly occupied by commercial uses, with the occasional residential entry. They are often more unique in character and less orderly than the downtown sidewalks, with 20- to 40-foot-wide establishment fronts, on average. The pedestrian population is generally a mix of local residents, schoolchildren, shoppers, and workers.



RESIDENTIAL ONLY STREETS

These streets have the narrowest clear path, of approximately 5 to 7 feet. Pedestrian volumes tend to be much lower, with the occasional resident walking a dog, going for a run, or walking to a local store, transit stop, or school. In older neighborhoods, trees and planting strips often exist on the roadside of the clear path, and in newer areas, this planting sometimes sits on the private property side of the clear path, reducing the buffer between pedestrians and vehicles. Buildings are mostly set back from the property line, causing front yard planting, fencing, and car parking to become more dominant than the building wall.



From: [Pilar Rebecca Gomez-Ibanez](#)
To: [Urban Design Comments](#); [Rummel, Marsha](#)
Subject: Please support urban canopy trees!
Date: Wednesday, March 10, 2021 2:47:30 PM

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

Dear Urban Design Commissioners and Alder Rummel,

I strongly support the proposed zoning text amendment to increase front yard setbacks from 0' to 5' if the terrace is less than 15'. This is crucial to allow for the planting and preservation of large canopy trees in our city -- something the city has repeatedly affirmed as an important goal. We NEED a healthy urban canopy to address climate change, cool our buildings and streets, provide essential wildlife habitat, absorb rainwater to mitigate urban flooding on the isthmus, clean our air, and improve the health, joy, and quality of life for all people in our neighborhoods. We need this zoning amendment to turn goals into action, and to make sure we have a livable, healthy city for generations to come.

Thank you for your consideration.

Sincerely,

Pilar Gomez-Ibanez
1326 Dewey Court
Madison, WI 53703

From: [Gary Tipler](#)
To: [Urban Design Comments](#); [Rummel, Marsha](#)
Subject: Support Agenda item 2, Legistar 64250 3/10/2021. Support street shade tree infrastructure
Date: Wednesday, March 10, 2021 2:38:08 PM

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

Agenda item 2
Legistar 64250 3/10/2021.

I support the ordinance as proposed. We have been losing the potential for future shade at an alarming rate.
This will help preserve a small part of the potential to re-establish it where dense development occurs.
Madison will never make a good Manhattan.
Thanks.

Gary Tipler
807 Jenifer Street, Madison

From: [Dawn O'Kroley](#)
To: [Urban Design Comments](#); [Plan Commission Comments](#); [EDC](#)
Cc: [Rummel, Marsha](#)
Subject: Zoning ordinance to Increase setbacks to support Canopy Street Trees
Date: Wednesday, March 10, 2021 2:13:13 PM

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

I am writing in support of the zoning ordinance to increase setbacks to support canopy street trees per the adopted recommendation of the Urban Forestry Task Force. Canopy street trees have a lasting positive impact on the environment, our wellbeing and good design is good for business development and retention. Thank you, Dawn O'Kroley 646 E Gorham Street

From: [Truly Remarkable Loon](#)
To: [Urban Design Comments](#)
Cc: [Tracie Tudor](#)
Subject: Support Agenda item 2, Legistar 64250 3/10/2021
Date: Wednesday, March 10, 2021 1:49:12 PM

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

We want you to know that we strongly support the "if, then" setback ordinance that will make it possible to plant more and bigger trees in our city.

1. The City of Madison has passed sustainability goals and urban forest goals. This ordinance will help our us reach those goals.
2. Trees benefit to our community by providing cooling shade, retaining storm water, raising property values and reducing urban heat islands.
3. The social benefits of trees are great if harder to measure. People living on tree lined streets are much more likely to know their neighbors. Businesses on tree lined streets do much better.
4. Madison is losing urban tree canopy and all the benefits trees provide.
5. Madison has no shortage of development. If a developer is unable to make a project work financially without making this small contribution to our city there are plenty of other developers that can - on the same piece of real estate with this tree benefiting ordinance.

Please vote yes on this important ordinance. Thank you, Truly Loon and Tracie Tudor

--

Truly Remarkable Loon trl@trloon.com www.trloon.com (608) 256-3307

"Be kind, for everyone you meet is fighting a hard battle." - Socrates

Dear Urban Design Commissioners,

I strongly support and encourage you to pass the ordinance to create an "if then" setback requirement for urban canopy trees, item 2 on your agenda , 64250.

Besides the aesthetic qualities and beauty that trees add to our urban environment, they add SO MUCH MORE and are a huge help in fighting climate change.

1. "One tree does lot\$ of Good."

"Just one tree generates \$193,250 worth of "good deeds" in a 50-year period. It pumps out \$31,250 worth of oxygen, recycles \$37,500. Worth of water, does \$31,250 worth of good to the soil, performs \$62,000 in air pollution service and provides \$31,250 worth of lodging for wildlife, reports AMERICAN NURSERYMAN."

2. "A tree left to grow is worth \$196,250."

"If it is not cut down, a tree grows to be worth \$196,250! In 50 years it produces \$62,500 in pollution control, \$37,500 in water recycling and humidity control, \$31,250 worth of oxygen, \$31,250 in soil benefits, \$31,250 in wildlife shelter and \$2,500 worth of protein in the leaves and bark consumed by wildlife, according to AMERICAN FOREST magazine.

3. "Pollutants"

The large sugar maple could remove as much airborne lead that is emitted by automobiles burning a thousand gallons of gasoline. An acre of mature sycamore trees can remove 13 tons of pollutants a year. An acre of elms can capture 20 tons of pollutants a year, say foresters the AMERICAN FOREST COUNCIL.

4. "Trees Save Energy"

Planting trees around a building can save a bundle on utility bills. Windbreaks of conifers and deciduous trees can dramatically reduce winter drafts. In the summer trees shade and cool buildings, reducing the need for air conditioning.

5. "Like Parmesan Cheese and blue jeans, trees only get better with age."

A healthy 50 year old tree will scrub 120times as much carbon out of the air as a 10year old tree, so extending the life of an old tree makes as much sense as planting a new one, says the NATIONAL ARBORIST ASSOCIATION.

Trees make our commercial districts and neighborhoods so much more beautiful and livable. In some cases they camouflage an ugly building and make walking past a monstrous structure, less unpleasant.

For the reasons, I have cited and many more, please support the Ordinance.

Sincerely,

Leigh Mollenhoff

From: [Tracy Doreen](#)
To: [Plan Commission Comments](#); [Rummel, Marsha](#)
Subject: Canopy trees
Date: Wednesday, March 10, 2021 11:37:17 AM

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

Dear City of Madison,

I support the ordinance to support Canopy trees! We need them. A green city is a smart city and a happy city. Please make this new ordinance happen with at least this new 5 foot setback.

Sincerely,

Tracy Doreen Dietzel
Paterson St
Madison

From: [Andrew Ringquist](#)
To: [Urban Design Comments](#)
Subject: set backs to 5 feet please
Date: Wednesday, March 10, 2021 12:53:38 AM

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

I support the proposed zoning text amendment to increase front yard setbacks up to 5' to ensure there is enough space to plant larger canopy trees. Trees are our future and offer a broad host of environmental services that we cannot live without. Make space for trees.

Thank you.

Sincerely,

Andy Ringquist MLA
5 S. Blackhawk Ave.
Madison, WI

From: [Karen Matteoni](#)
To: [Urban Design Comments](#)
Subject: Setbacks
Date: Tuesday, March 9, 2021 4:23:59 PM

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

Please increase the front yard setbacks to 5 feet so we can have trees in our city. This is important so that we can have canopy trees. We need diverse trees rather than a single type of tree.

Karen Matteoni
1710 Yahara Pl, Madison, WI 53704
242-1549

From: [Jessica Becker](#)
To: [Urban Design Comments](#)
Subject: Agenda Item 2, 64250 Urban setbacks that allow for larger trees
Date: Tuesday, March 9, 2021 4:08:57 PM

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

I am writing in support of the proposed zoning change to allow for larger setbacks. This will make it possible to plant large canopy trees. I am fortunate to live in an older home with a very mature maple in the setback. It keeps our home cool in the summer and makes our neighborhood calm and beautiful. Frankly, it is why we bought our house: the fall foliage is gorgeous. Please help keep our urban forest growing.

Sincerely,
Jessica Becker
East Dayton St

From: [Anne Reynolds](#)
To: [Plan Commission Comments](#)
Cc: [Rummel, Marsha](#)
Subject: Canopy Trees Ordinance
Date: Tuesday, March 9, 2021 10:58:20 AM

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Dear Plan Commission,

I am writing to support the ordinance change that increases front yard setbacks, sponsored by Alder Rummel. This change will increase the health and diversity of our canopy trees, and is crucial to both our quality of life and the health of our environment. As a lifelong resident of Madison, I've been alarmed by the gradual destruction of our tree canopy, especially in central Madison.

I support the recommendations of the Urban Forestry Task Force and all improvements that will protect our trees.

Many thanks for your support of this important ordinance change.

Best regards.
Anne Reynolds
2139 Linden Ave

From: [Perry Sandstrom](#)
To: [Urban Design Comments](#)
Subject: Please Amend Zoning to allow trees to exist in a future Madison. Agenda item 64250 for March 10 2021 meeting
Date: Tuesday, March 9, 2021 12:02:39 PM

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

Hi Plan commission,

This amendment is the least we could do as a city to mitigate what is presently an alarming, systematic, and permanent removal of large trees from the landscape.

All one has to do to see how important this is is to compare Regent street East of Monroe street with Regent street west of Monroe on a summer day. The residential (West) end is 5-10 degrees cooler, and there are birds and insects. The commercial (East) is essentially a cement desert with only ornamental trees. The sun is the same, the traffic is the same, the main difference is the setbacks of the buildings.

Just because people in urban environments get accustomed to zero setbacks does not make this acceptable or necessary in the (still beautiful) and unique landscape of Madison.

I have watched a number of development projects happen (all recent projects, on Monroe really) that would have looked much better aesthetically if there was a non-zero setback from the sidewalk. The people living in those buildings would have benefited from having their living spaces fronted by shade in the summer and habitat and noise reduction year round.

What people often forget is that when a building goes up with zero setback, we are essentially declaring that no tree will ever grow in that street area again for the foreseeable future. It takes 80 years to grow an 80 year old tree and we are seriously falling behind with policies that do not even take into account the removal of large trees for development. The city should not embrace practices which destroy large trees and eliminate the possibility of any large tree ever growing there again.

Its long past time that our zoning and planning policies reflect the fact that we are not the only species that matters, and that the public benefits of a "shared habitat" philosophy outweigh the narrow aims of developers.

Thanks!

-Perry Sandstrom

From: [Leslie Schroeder](#)
To: [Urban Design Comments](#); [Rummel, Marsha](#)
Subject: Public Comment 3/10/21 Item 2, 64250
Date: Monday, March 8, 2021 6:23:04 PM

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

Dear Urban Design Commissioners,

I strongly support the ordinance to create an "if then" setback requirement to insure space for urban canopy trees, item 2 on your agenda, 64250.

I will detail my argument to follow, however, it is relevant for commission members to remember this ordinance has been written to implement actions which have been supported and passed by the Madison Common Council multiple times under multiple guises, for actionable items to respond to climate change and ongoing loss of the urban canopy, the Madison Sustainability Plan of 2011 and most recently the Madison Urban Forestry Task Force and Report completed in 2019.

<https://www.cityofmadison.com/sustainability/documents/SustainPlan2011.pdf>

<https://madison.legistar.com/View.ashx?M=F&ID=8033567&GUID=9B1BC88B-FD1E-4CC6-B4DC-72D52838455E>

There is no question, the city has already set its priorities which have been vetted up and down every relevant committee and commission and supported in droves by the community. Madison wants a healthy urban canopy, Madison needs a healthy urban canopy.

To review, here are some highlights of what canopy trees provide:

- The net cooling effect of a single, large, healthy tree can be equivalent to ten room-sized air conditioners operating 20 hours a day.
- A well-planted property and its surrounding street and neighborhood can raise property values by as much as 15 percent.
- A single mature canopy tree can retain as much as 1,000 gallons of stormwater
- Canopy trees provide critical ecosystem services to the critters and birds we share this place with

This city, and you who sit in the positions of city commissions and elected officials, are not under any obligation to guarantee future maximum profit for developers, there is however an obligation to the future residents for you to make decisions which steward this as a healthy, livable place. Madison is plenty desirable and property values steadily increase year over year- the threat of loss of development interest is a hollow one. The threat to city dwellers in impacts of climate change however- increased flooding and higher temperatures, are very real. The benefits of canopy trees to the city dweller are enormous and they grow with the size of the tree. The short growing trees which are increasingly dominating the city forest do not provide the benefits which canopy trees do- not in cooling shade, not in carbon sequestration, not in rain water retention not in oxygen creation. This is literally what we are talking about- being able to breathe, and for all of that

all
the
trees
are
asking
for
is
a
few
feet.

Literally, just a few feet. There is no point to having a few more feet of buildable space if what we end up with is not a livable space.

Sincerely,

Leslie Schroeder
Madison/Dejope

From: [Lynne R Novotnak](#)
To: [Plan Commission Comments](#)
Subject: canopy trees
Date: Sunday, March 7, 2021 10:15:32 AM

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To whom it may concern,

As a resident of Wirth Ct., where our (east) side of the street was replanted with < 20' shrub-trees a few years ago , I am fully in favor of making as much room as possible for canopy trees in Madison, including further setbacks for developments. We desperately need - and will need even more so in the future - more grand, canopy trees for shade and to mitigate coming climate changes. Making room and planting trees now/soon will prepare us for a better, more comfortable and beautiful future.

Sincerely,

Lynne Novotnak
21 Wirth Ct.
Madison, WI 53704
608-249-2714



Virus-free. www.avast.com

From: annewalker@homelandgarden.com
To: [Plan Commission Comments](#); [Rummel, Marsha](#)
Subject: Tree Ordinance
Date: Sunday, March 7, 2021 11:56:16 AM

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

Dear Plan Commission Members, Alder Rummel,

For many isthmus neighborhoods, we face the challenge of creating the right conditions for our urban canopy to thrive in. Part of the challenge is planning for enough room for canopy trees to be planted, due to development, above-ground wires as well as competing interests for the same space.

Additional dwelling units, ADU's, have the potential to further complicate the issue. Protections for trees in rear and side yards is key to a healthy urban forest. During construction, trees roots can be damaged, compaction issues are common as well as grade changes that can affect tree health and lead to the decline and death of trees.

I strongly support creating protections for our urban canopy, including for rear and side yards. Heat waves are the number one weather related killer for city dwellers. Our urban canopy is an essential part of a sustainable, resilient city.

Anne Walker

From: [Bill Connors](#)

Sent: Tuesday, February 23, 2021 3:36 PM

To: [Mayor](#); [All Alders](#)

Cc: [Stouder, Heather](#); [Tucker, Matthew](#)

Subject: Request to Refer Agenda Item 63 to More Commissions and Committees

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

Mayor Rhodes-Conway and Alders:

I am writing to request that item 63 on your agenda this evening, Legistar 64250, a zoning text amendment ordinance to increase the front setbacks in a large number of zoning districts, be referred to other commissions and committees in addition to the Plan Commission. At a minimum, this proposed ordinance should also be referred to the Finance Committee, Economic Development Committee and Urban Design Commission, before this proposed ordinance comes to the Common Council for final action.

The Finance Committee should review this proposed ordinance because it could reduce the assessed values of a large number--but a number not known by city staff--of parcels throughout the city, causing a shift of property tax burden primarily onto owners of single-family houses. This proposed ordinance also will discourage future redevelopment projects that would provide increased tax base, which will mean smaller increases in the city's levy limit based on net new construction in future years. Smaller future increases in the levy limit mean harder future city budgets.

Please be aware that the city government is providing NO notice to individual property owners that the city government is considering adopting this ordinance and that it could have an adverse impact on the values of their properties. I am making sure the members of Smart Growth know about this proposed ordinance. How will the lack of notice to other property owners, many of them owners of smaller commercial properties, impact equity?

The Economic Development Committee also should review this proposed ordinance because it will discourage future redevelopment projects in important urban corridors, e.g., Monroe St, Williamson St, Atwood Ave/Winnebago St, E Johnson St, Park St. This proposed ordinance will work against the city's desire to increase density and activity in these urban corridors. In addition, owners of new buildings required to have a five-foot front setback, especially where adjacent older buildings have a zero front setback, will be required to provide security and program the five-foot-wide void in front of their buildings.

The Urban Design Commission should be asked to give their opinion regarding the impact within Urban Design Districts of creating block faces where the building facades

are a patchwork of older buildings with zero front setbacks and newer buildings with five-foot setbacks.

There is no need to rush to adopt this ordinance before its negative consequences are fully understood--information you will need to make an informed decision regarding whether to adopt the ordinance.

Thank you for your consideration.

Bill Connors
Executive Director
Smart Growth Greater Madison, Inc.
608-228-5995 (mobile)
www.smartgrowthgreatermadison.com

25 W Main St - 5th Floor, Suite 33
Madison, WI 53703