

From: Gary Halverson <halverson4madison@gmail.com>
Sent: Tuesday, March 30, 2021 11:32 AM
To: Common Council Executive Committee; Mayor; All Alders; Baldeh, Samba
Subject: 2002 Zeier Rd Location is not the right location for a shelter

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There are several reasons I oppose this location for the permanent men's shelter. First, the current plan calls for an overnight shelter only, with the addition of expanded services at some unidentified date in the future. The current day center is located at The Beacon which is 6 miles away from 2002 Zeier Road. It will be tremendously burdensome and difficult for those experiencing homelessness to be expected to traverse this distance and I am concerned that those who are most needing the shelter will not have access.

Secondly, the city has not conducted any economic impact studies of this location or what the potential impact would be if we build a shelter here. The city's Greater East Towne Area plan has never mentioned or included a permanent men's shelter in this area. There has been significant interest from developers who are interested in helping make the Greater East Towne Area plan become a reality, however we are now hearing that the developers are looking to pull out of any developments if this shelter is located here. This is very concerning for the future economic revitalization of this area.

Third, the city has not provided an estimate on what the annual operating costs will be to operate a full-service shelter. They did say that the costs will be significantly higher than the current \$500k annual budget and will likely result in a large budget gap. I was very surprised that the Finance Committee recommended to authorize the purchase since there are so many unanswered financial questions.

I appreciate all the work the city staff have been doing with regards to finding locations for the permanent men's shelter but also mapping out what the vision could be. However, all the comparable full-service shelters they have referenced as examples of how this can be successful are not really that comparable. Some of those references have spent upwards of \$70M and they are also in well-established downtown locations. None of them have been launched in a currently depressed location like what we are seeing at East Towne. The greater East Towne area has the potential to provide tens of millions of new dollars in tax base. This area could be a significant economic engine that can help fund the very services we are talking about providing for those experiencing homelessness. But this area, as it currently exists, will be unable to absorb a permanent men's shelter and it will result in further degradation and additional loss of tax base.

We need to take a pause to consider what our options are before we decide to spend \$2.6M on this property. We are coming out of a global pandemic that has devastated our small businesses and has hit the East Towne area especially hard. We are facing an unprecedented budget crisis due to loss of tax revenue so I think it is prudent to pause this process so that we can re-evaluate what is best for the future of Madison as well as those experiencing homelessness.

Thank you,

Gary Halverson
Candidate for Madison Common Council District 17 Alder
<https://halverson4madison.com/>
gary@halverson4madison.com
(608) 563-8483

Veldran, Lisa

From: George Angelo <gangelo@mcfarlanemfg.com>
Sent: Tuesday, March 30, 2021 11:59 AM
To: All Alders; county_board_recipients@countyofdane.com; Common Council Executive Committee; zach@madisonbiz.com
Cc: George Angelo
Subject: Oppose purchase of 2002 Zeier Road building - expense should be directed to better support of homeless community

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Hello,

I am looking forward to meeting all of you. I was introduced to Alder Foster during a controlled burn in Sycamore Forest near the railroad tracks by Ridgewood Forest apartments. I have experience working with underserved youth as a mentor.

I have interesting research finding to share on best-practices from across the country, as well as a personal connection with individuals in Sauk City 6:8 Circles initiative. I intend to work with our incoming Alder on creative solutions to assist our homeless population with their best interests in mind. I believe the building purchase is wrong. The money should be directed through proper channels to truly help these fellow humans, not forcing a 7-year inadequate approach (trying to purchase one large facility) that I believe will continue to fail. Don't try the same thing (purchasing one large facility within the city), expecting different results. Stop and listen to those of us who want to join the effort to properly address the needs of this vulnerable population with a wide range of personal stories and unique needs.

Thank you.

George Angelo, Product Development Manager
Mfg Division – Ag, Structural Steel & Transport



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From: jhirsch@chorus.net
Sent: Tuesday, March 30, 2021 12:12 PM
To: Mayor; All Alders; Common Council Executive Committee; cc@cityofmadison.com
Subject: Proposal for Zeier Homeless Shelter

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Tuesday, March 30, 2021

CCEC #9

CC #54

I have several concerns and questions regarding the purchase of the Zeier Road site for a Homeless Shelter:

1. Location: This site is far removed from the existing support services and meal programs that are offered at distant locations throughout the City. Will transportation be provided?

Many residents of the area have expressed concerns about homeless camping currently occurring at Reindahl Park. What is being done to make sure that a shelter in close proximity doesn't expand the Reindahl Park encampment?

2. Services: Without services, any location, especially one of this size, will become an undesirable "warehouse". As you recall, the Housing First initiative at Tree Lane encountered serious problems for the residents, as well as the surrounding neighborhoods and businesses. An infusion of money from the City and taxpayers, has been required to compensate for a lack of services and to remedy many of the issues. What are the long-term goals for the Zeier Road site?

3. Ongoing Costs: Whether the money is coming from the City or the County, there will be on-going expenses which would include interior renovation and operating costs. What are the financial projections for the 2021 and 2022 Budgets and beyond?

4. Purchase of the Property: Following a series of property transfers, this site was sold to BIP Enterprises LLC, with owners in Wisconsin and a principle office in Florida, for \$2,210,500 in September 2020. Six months later, the City is purchasing the property for \$2,600,000 for a 6-month profit just under \$400,000.

I urge the CCEC and the CC to complete their due diligence on this matter prior to approval to purchase.

Janet Hirsch
Madison Resident

From: Jill Angelo <jillangelo85@yahoo.com>
Sent: Tuesday, March 30, 2021 12:56 PM
To: Common Council Executive Committee; All Alders
Subject: Oppose 2002 Zeier Rd proposed men's shelter

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Hello, I have forwarded this email to many and thought you may be interested in reading some of my views....

I strongly oppose the purchase of [2002 Zeier Rd](#) for a large 250-400 men's homeless shelter. Safety and economic impact are my two top reasons. I live not too far from this site. This past fall, we had someone trespass onto our property, smash a window to steal something. The East District Police Dept is so short staffed that it was a week before an officer could reach out to us, and another week or two before videos views were used. With defunding of police, furloughing days, this will not get better.

The East District Police Dept is about 4 miles from this proposed site and over 4 miles to the North District. The men's shelters have been in downtown Madison for years. Which happen to have the most police presence with a Madison Police Dept, Dane County Sheriff and Capitol Police Dept., also the public safety building and Courthouse. Downtown has high rises with apartments and offices. Someone is always watching over the area. Security cameras are throughout the square and top of State St. There's a sense of feeling safe in this area. There are many that use the shelter that probably feel safer too. Adult men do not want to be told what they can and can't do.... but being in this authoritative atmosphere keep many in line. The East Towne Mall area doesn't have high rises, many retail spaces are large and they certainly do not have all these police departments nearby. There's 'less police presence'. Maybe that's a factor in the recent shooting at the homeless shelter. Also, a larger number staying at the shelter means more conflict when you put everyone in the same building/area.

The proposal said about 250 use the shelter in colder weather and only 100 in the warmer months. So where will 150 of these men be camping/sleeping? Some of them do preferred downtown but you are not offering them any options. Will they be sleeping in the parks? Beside building, under bridges, parking garages?

There are many who have been struggling with mental illness, drug addiction and just trying to cope with their present situation. Medication may help some, but not all. There are many side effects which can include agitation, increased anxiety, etc. What about PTSD, fight or flight response? Even if an intox room would be available in the years ahead, has anyone stop to realize they will be in a commercial shopping area with uninformed shoppers? Is the teenage girl who's so focused on social media on her phone safe when she walks to her car at night? The shelter may know how to de-escalate a situation, but you can't expect a teenager or even an elderly woman to know what to do. How many men carry a knife, or a weapon? These female shoppers are vulnerable too, so why should they shop at East Towne?

Years ago, at our rural local mall, two young men with mental illness and drug addiction decided they wanted to go to Arizona, but needed a car. A 48 year old lady was leaving a large department store at closing time. She was abducted, stabbed to death, and her body was dumped in a ditch. The two were apprehended in AZ, when they attempted to steal an elderly lady's purse. Who was most vulnerable in this case?

Those with prior convictions, like stealing, assault, sex offender, and even impulse control issues... being right beside a large mall and shopping district doesn't seem like the right atmosphere to work through their issues. Having only one large shelter..and 250 plus men in there... What about when major health issues happen? Severe flu, like gastrointestinal or respiratory, bedbugs, body lice, etc. Would this spill over into the mall or buses?

That East Towne Mall updated their interior corridors about three or four years ago. As I walked through the mall last week, I counted 21 empty retail spaces, plus 2 in the food court. This includes large anchor stores Sears with automotive and Boston. Gordman's large retail site with an exterior entrance is also empty. Only a few kiosks are being used. I would say about a third of the mall is empty, but if you count the large retail spaces in the anchor stores, then it would probably be more square-foot wise. Flix brewhouse, a movie theater and brewery, which is at the back of the mall between Dick's Sporting Goods and Boston has been closed for the past year because of the pandemic. Penney's has filed for bankruptcy. If there's an uptick in crime at the store, would it be on the chopping block? As for Dick's Sporting Goods, the high-end sports store, has relocated many of their stores to another area close by that is focused on economic development. I've only lived in Madison for about five years, but spent decades traveling a couple hours to the many Pittsburgh areas for shopping, and other events. A couple of the Dick's SG stores that I've traveled to, have relocated a mile or two away from their original site to an area that was being newly developed, one in Cranberry Twp and one just north of Ross Park Mall. A south hills one was also relocated. So if your idea of economic development is a 250 to 400 person men shelter outside their doors instead of \$100 million apartment complex, there likely may be another empty anchor store at East Towne Mall.

The East Towne mall is in a great location to attract many shoppers from rural areas, but is presently in a very vulnerable state, If you don't commit to the revitalization of this area now, then it will not recover. Sun Prairie's commercial district is growing fast. Hyvee is next to build there, Do you think stores like Von Maur, Toys "R" Us (which will be opening stores once again), Victoria Secret and Urban Air park would be interested in the East Towne area if this shelter would be placed here? CORESIGHT research predicts 25% of 1000 malls will close in 3 to 5 years. Will East Towne be one of them?

A child's play area sits at the interior corridor intersection of Penney's and Dick's. As you look around here, there is a Charlotte Russe, Claires, Tiger Lily, Torrid, Windsor, and H & M, and 2 empty retail sites where Victoria Secret and Pink were before the pandemic - these are all stores that are for young girls and women. And another thought...on weekends, teenagers fill the mall.

Will shoppers question their safety if they see police cars at the proposed shelter? When possible future tenants research East Towne Mall area on the Internet when considering placement of one of their stores, articles on the proposed homeless shelter will come up. Along with news articles stating that the businesses, property owners, current and future alders for this district, Dane county supervisor for this district, all strongly opposed this site, knowing the negative impact it would have on this struggling mall, along with safety issues; developer of \$100 million apartment complex backs out of deal; and shooting at men's homeless shelter. Who is going to invest here?

Why was an economic impact study not done? This is one of the largest commercial districts in Madison. Real estate, sales and income taxes bring in revenue to pay city/county employee's wages and your salary, but also helps lower real estate taxes for residence. Tax revenue also help support homeless shelters and other worthy causes. Do you know how many millions in annual revenue will be lost by this proposal? Do you care about all the property owners and employees who are working to earn money to generate tax revenue? When businesses move out of Madison, employment opportunities also decrease.

The temporary shelter on first Street would be a great location for a smaller 50 to 100 men's homeless shelter, since the city owns the property. The adjacent property, is still in development phase and small changes can be made. Even as countless developments are happening throughout Madison and Dane County, there are many buildings still for sale, anywhere from industrial sites like Oscar Mayer, Bell labs, etc. to smaller buildings, even through out Dane county. Why is this shelter not being included in the Oscar Mayer redevelopment plan? I would hope that our Alder representing district 17 would respect your recommendation if a proposed site was in your district.

As I close, I would like to remind you why there are 20 districts/alders in Madison, to better hear the voices of these communities. If this was your district, you would want others to show support of your views and knowledge. Please be respectful and support Alder Samba Baldeh, incoming Alder Gary Halverson, and Dane county Supervisor Andrew Schauer and this district. They know this area very well and understand the immense struggle of this commercial district. Please vote NO to 2002 Zeier [Road](#) for a proposed large men's shelter. This will allow the East Towne Mall to

start the long road of revitalizing after this pandemic. Otherwise businesses will be looking north to Sun Prairie, or outside of Dane county, with millions lost in tax revenue to the Madison area.

[2002 Zeier](#) Rd is NOT the only option. Force a better one!

Thank you for you time,

Jill Angelo

Veldran, Lisa

From: Books24u <books24u@aol.com>
Sent: Tuesday, March 30, 2021 1:18 PM
To: Common Council Executive Committee
Subject: Executive Committee Comments, Tues. March 30, 2021, Steve Books
Attachments: Homeless Shelter Comments March 2021.docx

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Hello,

I'm in support of the Homeless Shelter at Zeier Rd.

Steve Books
Bay Creek Neighborhood
Madison, WI 53715

Hello Madison Common Council Executive Committee. My name is Steve Books. I live in the Bay Creek Neighborhood. I'm in support of Item # 63920, the property at 2002 Zeier Road for a homeless shelter.

I have concerns about fellow citizens of Madison and Dane County who are homeless. Some of these homeless individuals happen to be homeless Veterans. As a member of Madison Veterans For Peace, I support actions that help fellow Veterans, and others who need help as fellow Americans.

As far as the property at 2002 Zeier Road. The facts are as such. The building is somewhat sitting on an island, with independent access except from Zeier Road. The building is across the road from the inner road that circles East Towne Mall. The back of the building faces East Towne Mall. The Front of the Building faces south. The residential area is far away, uphill and across railroad tracks that separate the building area and is a great space away. The backs of East Towne stores face the back of the property at 2002 Zeier Rd.

I agree with March 15th comments from Adam Klemen regarding the proposed homeless shelter. The opposition to this proposal seem to be UN -American to not support this proposal, and are from Out of Country, and Out of State. It seems like more positive actions from those companies would be to offer support for the shelter as a positive action for those companies. I was going to comment that one Company should move back to England if that company doesn't like fellow Americans, but the stationary letterhead has an address from London England – they're already there. And the other Company comments seem to be from Florida.

There was an over abundance of fear-mongering from the opposition. I believe that since we're in Wisconsin, that cheese and crackers should be offered to the opposition with all of their wine as a peace offering for a get-together once the Pandemic ends.

Those are my comments.

Thanks!

Veldran, Lisa

From: coolbeans@tds.net
Sent: Tuesday, March 30, 2021 2:14 PM
To: Common Council Executive Committee
Subject: Men's Homeless Shelter

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I am a small business owner near the new proposed homeless shelter. We are an independent coffee shop that has served the east side neighborhood for 20 years. The pandemic has hit us hard as it has so many businesses. We just reopened and are getting back to close to half of what we need to keep our doors open as a place of gathering for the east side community. It is a slow hard crawl but optimistic with more vaccinated we may see an increase soon.

I would love to provide a solution for the homeless community in our city. I don't know what studies have been done to explore what is the best option for local communities to thrive yet serve those that are homeless.

I am concerned that this proposed site for the homeless shelter will not help struggling businesses in the area but will be the nail in the coffin for many who are already barely making it.

I wish there would have been an opportunity for the business and residential community to have input before it is set for a vote...Also if there are plans in place for this to be a helpful community building, economic beneficial program I and others would love to have the information on how it is going to work and how it won't effect the way they are currently running their businesses.

Thank you for your time

Lisa Stearns
Cool Beans Coffee Cafe

Veldran, Lisa

From: Joe Duperre <Joe.Duperre@cblproperties.com>
Sent: Tuesday, March 30, 2021 2:20 PM
To: Common Council Executive Committee
Subject: Opposition to Proposed Men's Homeless Shelter - Agenda #9

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March 30, 2021

Common Council Executive Committee

via email ccec@cityofmadison.com



RE: Opposition to the Proposed Madison Men's Homeless Shelter

Dear Committee Members,

I respectfully request this Committee reject the current homeless shelter proposal.

I have had the opportunity to sit in on every committee meeting since this shelter location was proposed in early February. In doing so, I have also had the opportunity to listen to the arguments for the proposal, and it is clear that the city has not performed the necessary due diligence to ensure that the location has followed its own site-selection criteria or even requested a basic economic impact study of the surrounding community.

While I understand the need of a new permanent shelter location, that location should be chosen with the best interests of the nearby homeowners and businesses. On behalf of East Towne Mall and the surrounding community, I implore you to vote no on this proposed site.

Those in favor of this proposal have stated that the East Towne community's concern is overstated, but the reality is this type of proposal has been tried in other communities and the impact on those surrounding neighborhoods has been devastating. Businesses have closed, property values have plummeted, crime has skyrocketed, and the tax base has evaporated. I wish that this were not the case, unfortunately, it is, and the truth of the matter is that if the Committee approves this proposal, the East Towne neighborhood will experience the same fate.

As this Committee knows, the East Towne community generates millions upon millions of dollars in revenues as well as thousands of jobs for our residents. If approved, this proposal has the potential for decimating that tax base and putting many residents who rely on these jobs, and live throughout the city, out of work. I am sure this is not the outcome this Committee would want.

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Veldran, Lisa

From: Books24u <books24u@aol.com>
Sent: Tuesday, March 30, 2021 2:28 PM
To: Common Council Executive Committee
Subject: Comments for Item 64778, 3/30/2021

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

Hello City of Madison Common Council Executive Committee,

As far as item # 7. Update: City's Response to PFAS Contamination & Remediation Plans - Christine Baumel, Deputy Mayor, I hope that the information regarding the PFAS in and around the wells near the Dane County Airport is the latest information regarding the water contamination.

I support a PFAS Task Force to be created.

Sincerely,

Steve Books,
Madison, WI