

**From:** [mmk@mac.com](mailto:mmk@mac.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] 2002 Zeier Rd Proposed Homeless Shelter  
**Date:** Monday, March 29, 2021 9:41:44 PM

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**Recipient:** All Alders

**Name:** Michelle Blaskowski

**Address:** 5570 Saxton Hollow Rd, Colorado Springs, CO 80908

**Email:** [mmk@mac.com](mailto:mmk@mac.com)

**Would you like us to contact you?** No, do not contact me

**Message:**

Dear Alder,

I am strongly opposed to the location of the proposed homeless shelter on 2002 Zeier Road. I am a business owner in close proximity to the proposed shelter, and it will cause a great negative impact to all business located in the area. You will lose tax revenue and create a devastating effect on the already struggling businesses in this area, residents seeking to have positive and safe experiences in malls, surrounding stores, restaurants, and also close by neighborhoods. Madison officials supposedly want to revitalize this area. Businesses are already clear that new developments will NOT go forward and existing ones will have to leave. It is of critical concern to serve not only the hundreds of homeless who need help, but also the hundreds who work, live and have businesses in this area.

Many have pointed out that a consolidation of homeless in one location will not be the best, most compassionate approach to helping these men. The best approach would be several smaller locations, better able to address the specific needs of the men and offer a more homelike setting, one where they could receive individualized support and assistance. I have not yet heard anyone answer why this approach isn't considered, and what the model of success is for the "one-size fits all" homeless shelter.

The City of Madison needs to respect the needs and concerns of ALL residents, and businesses in the community, and find solutions that support all.

Sincerely,

Michelle Blaskowski

**From:** [jimmand@charter.net](mailto:jimmand@charter.net)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Common Council Agenda - March 30, 2021  
**Date:** Monday, March 29, 2021 7:24:17 PM

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**Recipient:** All Alders

**Name:** James Mand  
**Address:** 49 Golf Course Rd - Unit C, Madison, WI 53704  
**Phone:** 608-663-2937  
**Email:** [jimmand@charter.net](mailto:jimmand@charter.net)

**Would you like us to contact you?** Yes, by email

**Message:**

Agenda Item 54. Legislative file 63920. Regarding purchase of building at 2002 Zeier Rd for a men's homeless shelter. I have attended the public hearings and studied the information. I do not think this item should be approved. The homeless men do not want to be stuck on the far east side. They want to be downtown, where the Beacon, and other services are readily available.

I think the best proposal is to turn the temporary homeless shelter at the former Fleet bldg on First Street into a permanent homeless facility. I think the future Public Market should be relocated out by the East Towne area. This would complement the recently opened Global Market & Food Hall at 2161 Zeier Rd, a privately funded enterprise. And not putting the men's homeless shelter out there, will not jeopardize the possible planned 100 million development out there, which would fit in with the City's plans for revitalizing the East Towne area.



**From:** [chels5222@hotmail.com](mailto:chels5222@hotmail.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Homeless Shelter near East Towne  
**Date:** Sunday, March 28, 2021 8:22:17 PM

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**Recipient:** All Alders

**Name:** Maryanne and Gary Olson Olson  
**Address:** 5222 Harbor Ct., Madison, WI 53705  
**Phone:** 608-233-7422  
**Email:** [chels5222@hotmail.com](mailto:chels5222@hotmail.com)

**Would you like us to contact you?** No, do not contact me

**Message:**

We are lifelong residents of Madison and wish to express our staunch opposition to locating the homeless shelter as proposed at the East Towne location. We are not only concerned about the lowering of property values in the area that will result, but are also concerned about the safety of the shoppers and residents in the area, as well as the significant adverse economic and job impacts that will result. Additionally, this proposal is not in the best interests of the homeless men it seeks to advance.

The recent gun violence at the Fleet site speaks to the safety concerns. Placing over 200 men, all in anxious, and in some cases desperate frames of mind, in this facility will most certainly add to tensions. The possibility of conflict will surely then spill out into the neighboring community. A small number of underpaid and unarmed private security guards will not be able to control any outbreak of violence – even if guns are not involved. This tension will not go away when the men leave the facility during the day but will only be taken with them. Small facilities located throughout the city would provide a much more hospitable environment and the ability to address the men's personal needs more individually, with better outcomes for the client and the community.

The negative impacts to the surrounding businesses will be significant. Stores around and at nearby East Towne will fail as customers turn to safer and more comfortable environments in which to shop and conduct their business. The stores and shops, including Dick's, JC Penneys, Barnes and Noble, Target, HyVee, The Global Market and Food Hall, Marshalls, Burlington, the many restaurants and other businesses in the area will not remain viable. Traffic to many of these businesses is already reduced, with a great number having to employ security guards at the exits due to large increases in shoplifting and panhandling in their parking lots. We have personally witnessed confrontations almost every time we visit a store in this area. What happens when these businesses move or simply close their doors because people shy away due to safety and harassment concerns? The large increase in unemployment that will result will only make the problem worse, not to mention the large decrease in our tax base.

We agree and support that the plight of the homeless should be addressed. We have provided food to Luke House, River Food Pantry and donated to other organizations that support food insecurity and homeless conditions for years. However, setting up a large impersonal facility

in an already struggling business environment does not serve the homeless or the community well. Small facilities, distributed in a hub around the city within a reasonable distance from services, would serve the homeless much more effectively and reduce adverse impacts on the community. There are many smaller vacant locations dispersed around the city. A study should be conducted, which includes discussions with members of the community, to determine what is available and the suitability of each of the various locations. The Fleet site could be used for a smaller number of men as other sites are identified, and the Public Market could instead be located in the East Towne area, where it would add to revitalization efforts and benefit from the traffic from other businesses.

Thank you for considering our perspective,

Gary and Maryanne Olson

**From:** [mt\\_spiffy@yahoo.com](mailto:mt_spiffy@yahoo.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Homeless Shelter  
**Date:** Monday, March 29, 2021 7:24:17 PM

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**Recipient:** All Alders

**Name:** DANIEL NEUMAN  
**Address:** 2019 Ellen Ave, MADISON, WI 53716  
**Phone:** 608-576-5227  
**Email:** [mt\\_spiffy@yahoo.com](mailto:mt_spiffy@yahoo.com)

**Would you like us to contact you?** Yes, by email

**Message:**

In anticipation of the meetings tomorrow, I want to express my support for the homeless shelter.

I'm writing to comment on the homeless shelter. I live in the area, used to work a block from the proposed site, used to visit the Savers store, and still shop in this area frequently.

The Savers building has been vacant for too long and is an eyesore. I was overjoyed to hear this was a proposed site for a homeless shelter as it is a great use for the building. Madison has long needed more resources for the homeless and this is a great start. Some residents expressed concerns that there is no shelter on the West side, I think after this project we should look for a similar opportunity on that side of town as well.

At the last meeting, several owners and employees of area businesses expressed their opposition to the shelter due to preconceived notions about the homeless. I and many others are making a point not to support businesses that oppose the shelter.

I do not need to be contacted, but feel free to contact me via email if you wish.



**From:** [rrasmur11@gmail.com](mailto:rrasmur11@gmail.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Homeless Shelter  
**Date:** Thursday, March 25, 2021 1:40:17 PM

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**Recipient:** All Alders

**Name:** Russell Rasmussen  
**Address:** 1014 Bultman Road, Madison, WI 53704  
**Phone:** 608-438-4668  
**Email:** [rrasmur11@gmail.com](mailto:rrasmur11@gmail.com)

**Would you like us to contact you?** Yes, by email

**Message:**

We live one mile from the proposed homeless shelter at 2002 Zeier Road and wish to express our staunch opposition to locating the shelter as proposed at this location. We are concerned about the lowering of property values in the area that will result, but more concerned about our safety, the significant adverse economic and job impacts that will result in the area, and that this proposal is not in the best interests of the homeless men it seeks to address.

The recent gun violence at the Fleet site speaks to the safety concerns. Placing over 200 men all in anxious and some in desperate frames of mind in this facility will certainly add to tensions and the possibility of conflict that will spill into the neighboring community. A small number of underpaid and unarmed private security guards will not be able to control an outbreak of violence – even if guns are not involved. This tension will not go away when the men leave the facility during the day but only be taken with them. Small facilities located throughout the city would provide a much more hospitable environment and the ability to address personal needs more individually, with better outcomes for the client and the community. This facility as proposed will create more of a quasi-prison environment than a shelter.

The negative impacts to the surrounding business will be significant. East Towne will suffer as customers turn to safer and more comfortable environments to conduct their business. We don't see Dick's, JC Penneys, Barnes and Noble, Target, HyVee, The Global Market and Food Hall, Marshalls, Burlington, or the many restaurants and other businesses in the area as remaining viable. We see traffic in many of these businesses being reduced already with a great number having to employ security guards at the exits due to large increases in shoplifting and panhandling in their parking lots. We personally witness confrontations almost every time we visit a store in this area. What happens when these businesses move or simply close their doors because people shy away due to safety and harassment concerns? The large increase in unemployment that will result will only make the problem worse, not to mention the large decrease in tax base.

We agree and support that the plight of the homeless should be addressed. We have provided food to Luke House, River Food Pantry and donated to other organizations that support food insecurity and homeless conditions for years. But setting up a large impersonal facility in an already struggling business environment does not serve the homeless or the community well. Small facilities, distributed in a hub around the city in a reasonable distance from services,



would serve the homeless much more effectively and reduce adverse impacts in the community. There are many smaller vacant locations dispersed around the City and a study should be conducted, including discussions with members of the community, regarding what is available and the suitability of various locations. The Fleet site could be used for a smaller number of men as other sites are identified, and the Public Market could instead be located in the East Towne area, where it would add to revitalization efforts and benefit from synergies from other businesses.

Thank you for considering our perspective,

Russ Rasmussen and Julie Ivanov

**From:** [Joannhealy@charter.net](mailto:Joannhealy@charter.net)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Men's Homeless Shelter  
**Date:** Thursday, March 25, 2021 7:31:37 AM

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**Recipient:** All Alders

**Name:** JoAnn Healy  
**Address:** 19 Clarendon Ct., Madison, WI 53704  
**Phone:** 608-244-9122  
**Email:** [Joannhealy@charter.net](mailto:Joannhealy@charter.net)

**Would you like us to contact you?** Yes, by email

**Message:**

To: City of Madison Alders  
From: JoAnn Healy

Below is a message I sent to our Alder:

Alderman Baldeh,  
I am writing to express our opposition the the men's  
homeless shelter proposed for the Zeier Rd location.

Actually, we are in favor of the idea of keeping the shelter at the First St location and housing the Public Market at East Towne for all of the reasons you listed. Additionally, there are no resources at the proposed site, not possible to walk to the downtown area for access and there is nothing for them in the area. While it's on the bus line, does anyone really believe they have the resources to use it on a daily basis.

East Towne is in dire need of something to draw people in from Madison and the surrounding communities. If it fails, it would be devastating to the east side of Madison. The Public Market would be an excellent opportunity to revitalize the area. Every time I drive to the Costco in Sun Prairie I can't help but think this could have been in Madison but for the decisions makers that couldn't see the possibilities it would bring. Locating the men's shelter would be another short-sighted decision not considering the impact on the surrounding businesses and the actual people we are trying to help. I can't imagine they would be happy with this solution.

Please do what you can to help the council understand what this would mean to this area.

Jo Ann Healy

**From:** [Joannhealy@charter.net](mailto:Joannhealy@charter.net)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Men's Homeless Shelter  
**Date:** Thursday, March 25, 2021 11:26:14 AM

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**Recipient:** All Alders

**Name:** JoAnn Healy  
**Address:** 19 Clarendon Ct., Madison, WI 53704  
**Phone:** 608-244-9122  
**Email:** [Joannhealy@charter.net](mailto:Joannhealy@charter.net)

**Would you like us to contact you?** Yes, by email

**Message:**

To: City of Madison Alders  
From: JoAnn Healy

Below is a message I sent to our Alder:

Alderman Baldeh,  
I am writing to express our opposition the the men's  
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East Towne is in dire need of something to draw people in from Madison and the surrounding communities. If it fails, it would be devastating to the east side of Madison. The Public Market would be an excellent opportunity to revitalize the area. Every time I drive to the Costco in Sun Prairie I can't help but think this could have been in Madison but for the decisions makers that couldn't see the possibilities it would bring. Locating the men's shelter would be another short-sighted decision not considering the impact on the surrounding businesses and the actual people we are trying to help. I can't imagine they would be happy with this solution.

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Jo Ann Healy

**From:** [Joannhealy@charter.net](mailto:Joannhealy@charter.net)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Men's Homeless Shelter  
**Date:** Sunday, March 28, 2021 5:12:15 PM

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**Recipient:** All Alders

**Name:** JoAnn Healy  
**Address:** 19 Clarendon Ct., Madison, WI 53704  
**Phone:** 608-244-9122  
**Email:** [Joannhealy@charter.net](mailto:Joannhealy@charter.net)

**Would you like us to contact you?** Yes, by email

**Message:**

To: City of Madison Alders  
From: JoAnn Healy

Below is a message I sent to our Alder:

Alderman Baldeh,  
I am writing to express our opposition to the men's  
homeless shelter proposed for the Zeier Rd location.

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East Towne is in dire need of something to draw people in from Madison and the surrounding communities. If it fails, it would be devastating to the east side of Madison. The Public Market would be an excellent opportunity to revitalize the area. Every time I drive to the Costco in Sun Prairie I can't help but think this could have been in Madison but for the decisions makers that couldn't see the possibilities it would bring. Locating the men's shelter would be another short-sighted decision not considering the impact on the surrounding businesses and the actual people we are trying to help. I can't imagine they would be happy with this solution.

Please do what you can to help the council understand what this would mean to this area.

Jo Ann Healy



**From:** [kc@opitzrealty.com](mailto:kc@opitzrealty.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Men's Homeless Shelter  
**Date:** Tuesday, March 30, 2021 6:58:07 AM

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**Recipient:** All Alders

**Name:** Konrad Opitz  
**Address:** 502 N. Eau Claire Ave, Madison, Wi 53705  
**Phone:** 608-257-0111  
**Email:** [kc@opitzrealty.com](mailto:kc@opitzrealty.com)

**Would you like us to contact you?** Yes, by email

**Message:**

Please do not place the homeless shelter on Zeier Road. This area is struggling already and placing a large shelter at this gateway into Madison will harm nearby residents along with nearby businesses. There are no support services close to this location. No job training, police support, health services or transitional housing options to assist these citizens from homelessness.

**From:** [Joannhealy@charter.net](mailto:Joannhealy@charter.net)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Men's Homeless Shelter  
**Date:** Wednesday, March 24, 2021 6:52:42 PM

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**Recipient:** All Alders

**Name:** JoAnn Healy  
**Address:** 19 Clarendon Ct., Madison, WI 53704  
**Phone:** 608-244-9122  
**Email:** [Joannhealy@charter.net](mailto:Joannhealy@charter.net)

**Would you like us to contact you?** Yes, by email

**Message:**

To: City of Madison Alders  
From: JoAnn Healy

Below is a message I sent to our Alder:

Alderman Baldeh,  
I am writing to express our opposition the the men's  
homeless shelter proposed for the Zeier Rd location.

Actually, we are in favor of the idea of keeping the shelter at the First St location and housing the Public Market at East Towne for all of the reasons you listed. Additionally, there are no resources at the proposed site, not possible to walk to the downtown area for access and there is nothing for them in the area. While it's on the bus line, does anyone really believe they have the resources to use it on a daily basis.

East Towne is in dire need of something to draw people in from Madison and the surrounding communities. If it fails, it would be devastating to the east side of Madison. The Public Market would be an excellent opportunity to revitalize the area. Every time I drive to the Costco in Sun Prairie I can't help but think this could have been in Madison but for the decisions makers that couldn't see the possibilities it would bring. Locating the men's shelter would be another short-sighted decision not considering the impact on the surrounding businesses and the actual people we are trying to help. I can't imagine they would be happy with this solution.

Please do what you can to help the council understand what this would mean to this area.

Jo Ann Healy

**From:** [reporting@cityofmadison.com](mailto:reporting@cityofmadison.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Proposed eastside homeless shelter  
**Date:** Monday, March 29, 2021 1:50:07 PM

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**Recipient:** All Alders

**Name:** Nate Kollath

**Address:** 5708 Levitan Lane, Madison, WI 53718

**Would you like us to contact you?** No, do not contact me

**Message:**

Dear Common Council:

We live about one mile from where the proposed homeless shelter will be placed near East Towne Mall. We are writing in opposition to the homeless shelter being put at that location. Placing the homeless shelter by East Towne Mall, in a struggling commercial development area, is inappropriate for several reasons.

1. The homeless shelter should be downtown on First Street. From what I understand, the temporary homeless shelter is being forced to move because certain people desire to have the Public Market located there instead. In essence, this is sending the message that TIF money is more important than providing the best place to provide the services for the homeless population. The homeless population need to be downtown where their resources are. The City's solution of pushing them to the outskirts of the Madison on the far eastside will only ensure that the businesses in the East Towne Mall district fail and the homeless population do not get the resources they need downtown.
2. Furthermore, pushing the homeless population as far away as the City can get from downtown and the westside is effectively sending the message to Madisonians that Madison does not want any homeless men around the wealthier, growing areas of the City – the westside and downtown. This is the wrong message the City should be sending.
3. Homeless men on the westside, southside, and the surrounding suburbs will have a difficult time utilizing the far eastside shelter. Isn't the goal to get the homeless population the resources they need and to ultimately get them housing and jobs? Having them housed on the far eastside will eliminate opportunities for jobs downtown and on the westside. The homeless shelter should be downtown and centrally located to the entire City of Madison, not put in a place where only homeless men on the far eastside can access it.
4. Bus routes downtown and back each day will be expensive for them and many homeless people will not go downtown to get their resources. Therefore, they will "hang out" around the mall area all day and again, not get the resources they need downtown. What is the City's plan for the homeless population while the homeless shelter is closed during the day? Does the City have a plan for 200 plus men hanging out around the mall? Having that many men around the mall would definitely cause our family and our young girls to avoid this area. Speaking to others in our neighborhood and as seen by countless more on the Neighbors App, they feel the



same way.

5. The East Towne Mall is already struggling. This will cause businesses to leave, which will create more vacant dark stores, severely reducing tax revenue for the City. Businesses will leave the eastside. There is already a large commercial/residential developer that stated they will not build their project on the eastside if the homeless shelter is put there. Again, reducing tax revenue for the City and further eliminating any chance of success for the struggling East Towne Mall area.

6. It would make more sense to have three to four smaller homeless shelters. One on the westside, one downtown, one on the southside, and one on the eastside. This would ensure that the homeless population in different locations get the resources they need. Last week I was on the westside and saw a number of homeless people by the Hilldale mall area. Is the City going to put them on buses then and send them to the eastside each day? Or will the City be comfortable that they likely won't even use the proposed eastside homeless shelter?

7. There is a safety issue with one extremely large shelter. Starting with the homeless population, how will staff ensure safety of such a large group of men from causing harm to each other when many of them have severe mental health issues? I had an uncle with severe mental health issues who was in and out of homelessness. Even one time he got a gun and shot himself. The homeless population can and do get access to guns. There was an attempted homicide last week involving a gun in a homeless shelter. I believe there was another murder earlier in the summer at a homeless park, again by our house. There have been a number of other fights and drug overdoses at homeless camps. Would it not make more sense to have more, smaller shelters where staff can build relationships with the homeless to help them succeed? How do you build relationships with 200 plus homeless men? Wouldn't it be easier and more efficient to build relationships with a smaller group of men that would be staying at multiple shelters?

8. There is a safety issue with having that many homeless men in one area. Homeless men are not just a threat to each other, they can be a threat to the entire community. I encourage you to read this article from Madison.com, [https://madison.com/wsj/news/local/govt-and-politics/worse-than-its-ever-been-bad-behavior-continues-to-dog-top-of-state-street/article\\_d97e33cb-7741-5797-a923-7d7fc1fdd026.html](https://madison.com/wsj/news/local/govt-and-politics/worse-than-its-ever-been-bad-behavior-continues-to-dog-top-of-state-street/article_d97e33cb-7741-5797-a923-7d7fc1fdd026.html), explaining the frustration downtown businesses have with the growing homeless population there. The article states, "groups of people are hanging out for hours, some drinking in public, aggressively panhandling, urinating and defecating in nearby doorways and alleys, dealing and using drugs – especially crack cocaine and heroin – and engaging in prostitution." Personally, I have had a homeless man pull his pants down in front of me and pee on the window to my office. I have seen plenty of homeless men walking around with cases of beer around the East Towne Mall area. I have seen homeless people walking behind Noodles and Co. and pass undetected objects to each other and then walk in separate directions as if they didn't know each other. Luckily, I haven't found used needles, but I've read on the Neighbors App that used needles have been found in the parks around there. Finally, I have seen the aggressive panhandling and have been followed to my car asking for money. There is definitely a safety issue and we have an extreme concern for the safety of our three kids under 5. This is another reason that having multiple homeless shelters is a better solution because it would mitigate many of these risks that occur in one centralized area, i.e. the eastside. And then the homeless population can get the resources they desperately need in a centralized area of downtown to fight alcoholism, drug abuse, and mental health issues.



We understand the need Madison has to help its homeless population and there needs to be three to four shelters, not one giant one. Therefore, we ask that you vote no for the proposed shelter because the location is a poor location as outlined above. Putting the shelter near East Towne Mall is a bad idea in that the homeless population will not get the resources they so desperately need downtown and this location would be the final nail in the coffin of East Towne Mall and the surrounding area.

Sincerely,  
Nate and Katie Kollath

**From:** [sspatzer@gmail.com](mailto:sspatzer@gmail.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Proposed men's homeless shelter on Madison's east side  
**Date:** Monday, March 29, 2021 10:36:47 PM

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**Recipient:** All Alders

**Name:** Shari Patzer  
**Address:** 1 Westridge Circle, Madison, WI 53704  
**Email:** [sspatzer@gmail.com](mailto:sspatzer@gmail.com)

**Would you like us to contact you?** Yes, by email

**Message:**

Dear Madison Alder,

My name is Shari Patzer and I wanted to register my opposition to legislative item # 63920, proposed men's homeless shelter at 2002 Zeier Road former Savers on Madison's east side. I am a resident of the Ridgewood subdivision on Westridge Circle and have lived here for 28 years I'm one of the original residents of this area.

Imagine my surprise when I learned the city planned to purchase this property to house a 200-400 person men's homeless shelter while watching one of the Madison 6 p.m. newscasts. There was no notification to anyone in the neighborhood prior to this TV newscast announcement. In my opinion, this shows a disregard for the individuals living in the neighborhood.

I want to let you know that I would be in support of something much smaller ~20 person shelter and would be willing to sit down with the city to discuss this option.

Having attended the virtual finance committee meeting, the city admitted it has no plans regarding several important logistics for the shelter other than the purchase the property and the move of the current shelter to the new shelter. According to the discussion at the finance committee:

- The city does not have a plan regarding who will run the shelter. The city does not know how much it will cost Madison taxpayers to operate the shelter each year not even an estimate.
- There is no planned increase in the bus service to transport these individuals to/from The Beacon and downtown area and to/from the shelter. Even if there is an increase in the bus frequency, the point was made during the finance committee meeting that many individuals would not have the money to be able to use the bus, leaving those individuals to wander through the neighborhood during the day. Assuming bus services would be increased to support the shelter, there is no information regarding how much money the extra bus service would cost Madison taxpayers.
- There is nothing in the area for these individuals to do during the day. The area is depressed economically, with the closure of many stores in the area so there are no jobs available. It was mentioned that having jobs available was one of the positives of this location, which is not the case.
- During the finance committee, one of the city representatives indicated that they had a 'vision' for the shelter to provide all the support services that these individuals need, such as drug and alcohol counseling, mental health and job counseling, etc. However, there was no mention of the timeline for the addition of these support services to the shelter. Based on the

information received, it appears that these services would not be added until a later date. There was no estimate regarding how much money these additional services would cost and how much Madison taxpayers would need to provide to support these services. As many know, if you do not create the shelter and provide services at the same time, there will be challenges with the lack of support Tree Lane.

- Some homeless individuals suffer from drug and alcohol addition as well as mental health issues. Having a shelter that houses a large number of men increases the number of these individuals within the shelter and within the neighborhood. This is also the case for other issues such as those individuals with criminal records, including a history of violence.
- If there is an individual who is turned away from the shelter for a reason such as aggressive behavior or weapons violations, these men will have no where to go other than to wander through the neighborhood, putting the neighborhood at risk.
- There are individuals who want to invest in this area to revitalize it however, they have made it extremely clear that should this shelter be approved, there will be no investments, causing even more economic depression in the area as well as loss of tax revenue.
- It is my understanding that the current plan for the old Menard's building is for a daycare. What assurances will the city of Madison make to the parents using this daycare that the shelter will not house individuals who are not to have contact with children with this higher congregation of people? In the winter months, pick-up and drop off of children occurs during darkness and in some cases, around the times that the homeless shelter will open/close. How can we ensure the safety of young children and their families?
- At this time, there is only 1 patrol officer on the east side during each shift. There is no plan for any increased police presence to support the increase in homeless individuals in the area.
- There are many homeless individuals already being housed on the east side of Madison in hotels as well as the Karmenta center on Milwaukee St. During the Finance committee meeting, a city official indicated that the two sites under serious consideration were both located on the east side of Madison. There is now also significant problem with panhandling at almost every major intersection in the area, including in the median of the intersection of Hwy 30 and 51 as witnessed today. It feels like the east side of Madison is being used to house all the challenges of our city.
- Many homeless individuals do not want to live in a shelter and are living in parks, green spaces, and parking lots. This includes outside the East Madison Target along Starkweather creek. If this is the case, why is such a large shelter needed?
- Is there a study/data that shows that having a large shelter is more beneficial than smaller shelters? If so, can you please send me a copy of the study data or a link to the published study?

Just before the vote at the finance committee, Mayer Satya Rhodes-Conway discussed the topic. It was exceedingly obvious by her body language that she did not care what anyone had to say she did not care about any of the concerns the neighborhood expressed and she did not care what it will cost the Madison taxpayers to support the shelter either through higher taxes or potential loss of tax revenues from businesses leaving the area. Her words and actions showed she only cares about this shelter. Nothing else matters. I would hope that our elected officials would be open to hearing the concerns of their constituents however, this was not the case.

There were two Alders that abstained from voting at the finance committee, one indicating more information regarding costs was needed. As you can see from my points above, there truly are many missing important financial details with this plan.

We were assured that there are no issues at the men's shelter however, I find it ironic that within hours of the finance committee approving the funding, there is a shooting at the current men's shelter and another individual is found to have a gun.



This proposal is being fast-tracked through the entire process, with common council vote within 2 months of the proposal being made. It feels like it is being expedited through the process so that the neighborhood and businesses in the area do not have a chance to voice their thoughts or discuss alternatives. Please vote against the purchase of this property for the proposed homeless shelter.

Thank you.

Shari Patzer



**From:** [kreitzell@gmail.com](mailto:kreitzell@gmail.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Purposed Homeless Shelter  
**Date:** Wednesday, March 24, 2021 5:03:24 PM

---

**Recipient:** All Alders

**Name:** Kristin Reitzell  
**Address:** 5017 Esker Drive, MADISON, WI 53704  
**Email:** kreitzell@gmail.com

**Would you like us to contact you?** Yes, by email

**Message:**

Hello Alders of Madison,

I am writing in regards to the purposed homeless shelter on Zeier road. I have lived on Esker Driver for over 12 years which is located .9 miles away from the purposed new location. We have made the east side our home, we love it for it's convenience, access to the highway, the proximity to the bustling Sun Prairie area, and the melting pot of people in our neighborhood. Unfortunately, this side of town has also suffered some great losses from the mall becoming a ghost town, big box stores moving up the road to Sun Prairie, and restaurants choosing to head up to locate their also. Just when I feel like the area starts to turn the corner, something pops up and is a blow to this side of town.

I listened to the finance meeting on Monday evening, hoping to hear a plan on how this mega shelter would work, what the plan was, how it would work, who would be supporting it, what organizations would be working together to make this location different from what we have now, and how you are you going to keep the near by neighborhoods safe and unaffected by the purposed 400 homeless people moving in down the street.

I did not hear a plan, I heard the city say this was our last option. Why must we have a mega shelter?!?! Why must the east side of town have two new homeless shelters within 2 miles of on another the Karmanta center on Milwaukee St Why are we bearing the brunt of the entire surrounding areas homeless problem. It is not fair. The east side has turned into the city's dumping ground. Why is this? It is a common feeling by most the people on this side of town. You are going to start losing more and more people and their tax dollars if you keep making this side of town feel like 2nd class citizens. People have had it. We already have had an increase in crime, drug trafficking, and shootings. Why do we need to add one more thing to the mix?

I believe the figure that was stated was 10.4 million just to build the new building. Why can we not take the 10.4 million find smaller locations around town to update, staff, and offer support for the homeless. These individuals need their meds, possibly a rehab program, and medical assistance. Lets find out what their real issues are and use this money to help them. I believe to just buy the building is 3 million, think how many individuals you could help with that money compared to just buying a run down building . Can we please think outside the box on this issue? I follow Miss Carly's in Rockford, her outside the box approach has helped so many people get off the street once and for all. These people need individual attention and help, there is no way in 400 person shelter they will ever get that. If the city was actually going to go the bank and ask for the money they need to move forward

with this project there is no way they would ever receive it. The city does not have a business plan, no idea what the operating budget would be, how many staff would be needed, where the money would come from to operate, what organizations they would be collaborating with, how many people they would be housing, what kind of security precautions would be in place. Alders, you represent us, the citizens of Madison, please make our mayor and council be fiscally responsible, and look for a better way to really help the homeless of our city. It feels like the city is just saying we know this is an issue so let's throw some money at it and make it look like we care. Find some REAL ways to show you care, not just by cramming them into some shiny new building.

I am already leary of letting my children ride their bikes to their friends a few blocks away in our neighborhood due to the decline and random shootings that have taken place. This is Madison, WI how sad is it that this is what this city is turning into.

Please really think about this vote and think what would be best for the people of East side and the homeless. A mega shelter is NOT it.

Thank you for your time.

A very concerned and frustrated tax paying citizen.

Kristin Reitzell

Kristin Reitzell

**From:** [Adam Kleman](#)  
**To:** [All Alders](#); [Mayor](#)  
**Cc:** [Verveer, Michael](#)  
**Subject:** 63920 - support men's homeless shelter  
**Date:** Friday, March 26, 2021 6:25:22 PM  
**Attachments:** [mens shelter letter2.pdf](#)  
[ATT00001.htm](#)

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document is attached as pdf. Please let me know if it is needed in another format.



26 March 2021

63920 - Men's homeless shelter resolution

Dear Alders and Mayor Rhodes-Conway,

I would like to once again encourage you to **support** the purchase of the Zeier Rd. property for a new men's shelter.

I realize that recently a man shot someone<sup>1</sup> at the temporary men's shelter at the Fleet Services building. I believe opponents of the shelter will suggest this is a reason that the shelter should not be built. Let me be clear: **This incident should not influence the decision to place a shelter at Zeier Rd.** As noted by shelter staff, they've never had an incident like this before. Anyone who argues that an isolated violent incident should be cause to not place a shelter in that area should also argue to close down East Towne Mall entirely, given that someone stabbed a person<sup>2</sup> there recently.

Let us also recognize that the victim of this violence was a homeless person. What sort of sense does it make, if in the face of an incident victimizing a homeless person, we move to prevent the construction of a facility whose sole purpose is to help homeless people? What would an action like that say about the values of our community?

Obviously preventing violence in our community will take many actions on different fronts. Stopping this shelter from being built is not a part of that solution. Helping people get back on their feet and into stable housing can only help the issue. Ensuring more people stay out on the street will only increase the likelihood of violence.

I've heard people suggest a new shelter should be closer to downtown. Perhaps a closer location would be better, but how long will it take to secure another location? I am very doubtful that an alternative plan will be assembled and executed in any reasonable amount of time. It will face all the same hurdles and opposition and we'll be right back where we started, months or years from now. There are people on the street *now*. A new shelter is needed *now*.

Please support the purchase of the Zeier Rd. property for a new men's shelter.

Thank you for your time,

Adam Kleman  
District 4 Resident

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<sup>1</sup> <https://www.nbc15.com/2021/03/23/mpd-respond-to-weapon-violation-in-downtown-madison/>

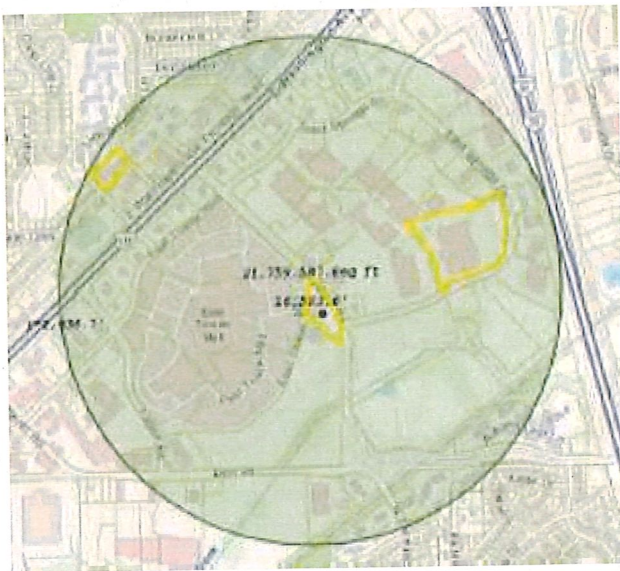
<sup>2</sup> <https://www.nbc15.com/2021/03/22/15-year-old-stabbed-during-fight-at-east-towne-mall/>



**From:** [Mick Conrad](#)  
**To:** [All Alders](#)  
**Subject:** Action Item 63920 - Men's Homeless Shelter by Daycare Facilities  
**Date:** Monday, March 29, 2021 6:10:17 PM

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Children at a daycare for low-income families are apparently invisible. The City's site selection criteria mandates that any proposed permanent men's homeless shelter site must be "Greater than 1/2 mile from school or daycare." The Mayor is willing to ignore this rule if a daycare caters to children from low-income families. The 2002 Zeier Road site fails this one-half mile threshold test. A daycare facility for children of low-income families currently operates at 2255 Independence Lane. The daycare facility at 2255 Independence Lane is located less than one-half mile from the proposed men's homeless shelter site at 2002 Zeier Road. The City of Madison provides annual financial assistance in support of this daycare's mission to help children from low-income families. Also, the 2002 Zeier Road site is one-fifth of a mile from a planned 15,000-square-foot daycare facility at 2102 East Springs Drive. This daycare facility will serve 100 children. Many of these children will be from low-income families. The City gave its official conditional use approval for this daycare facility on August 15, 2019. Fund raising for the facility is currently underway. The map below shows that 2255 Independence Lane and 2102 East Springs Drive and are both within one-half mile of 2002 Zeier Road.



One-Half Mile Radius from 2002 Zeier Road

Put simply, the 2002 Zeier Road site doesn't meet the Mayor's own permanent Men's Homeless Shelter site selection criteria. If the City had inserted the same site selection criteria in an official request for proposals, a response for the 2002 Zeier Road site would have been found not to qualify by reason of its proximity to a daycare facility. The City needs to follow its own site selection criteria. Choose a qualifying location. The Mayor said at the Finance

Committee Meeting there is no Plan B location for the shelter. If the Mayor is willing to support a site location that meets just six of the seven site selection thresholds, as is the case with 2002 Zeier Road, then it is reasonable to conclude that a lot of potential sites will work for a homeless shelter. The Mayor's Plan B problem is solved. Below are the City's site selection criteria, which City staff presented to the Homeless Committee and to the CDBG Committee.

## SITE SELECTION

- Near transportation
- Zoned Commercial or Mixed Use
- Site with space for expansion
- Active real estate listing
- Building over 15,000 square feet
- Greater than ½ mile from school or daycare
- Not located in census tract identified as a concentration of poverty



A potential site location for the permanent daycare is either "Greater than 1/2 mile from school or daycare," or it is not. 2002 Zeier Road is not. Please do not ignore this threshold site selection requirement. I ask you to give the same consideration to a daycare facility for children of low-income families as you have given to other daycare facilities under the site selection process. Please don't ignore the proximity of a daycare facility to a men's homeless shelter simply because it serves children of low-income families.

Thank you.

Mick Conrad  
(608) 622-7711

**From:** [Mick Conrad](#)  
**To:** [All Alders](#)  
**Subject:** Agenda Item 63920 - Men's Homeless Shelter  
**Date:** Friday, March 26, 2021 3:47:41 PM  
**Attachments:** [image.png](#)

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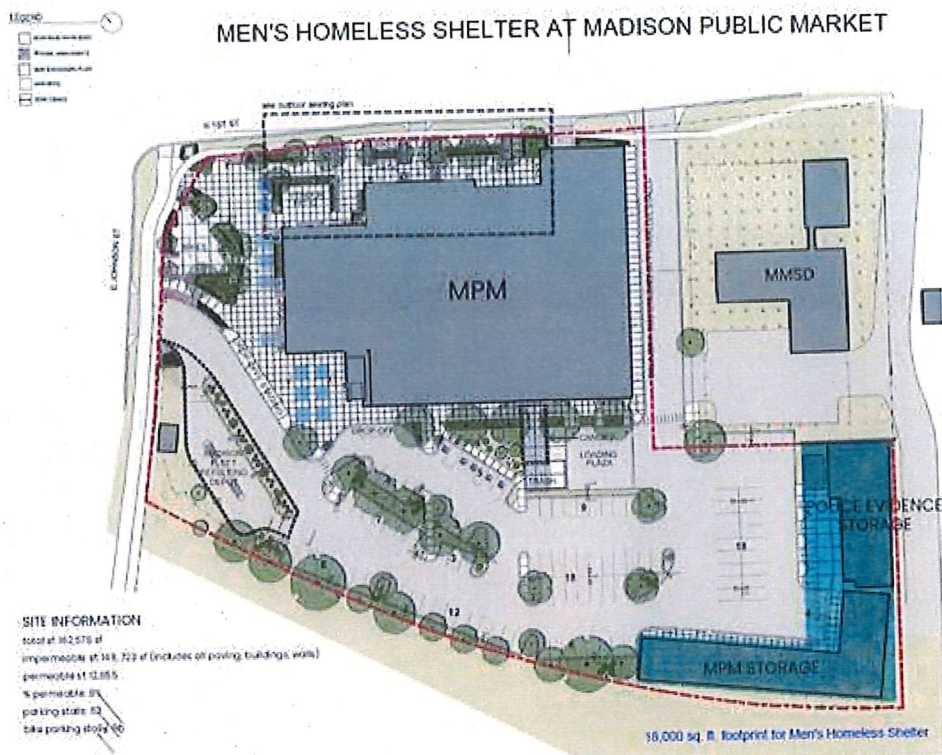
Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Mayor and Council Members,

At the Finance Committee Meeting, the Mayor said that there is no backup site for the Men's Homeless Shelter. I ask the City Council to consider constructing the Madison Public Market and the Men's Homeless Shelter at the City owned 200 North First Street site. Please note that the 2002 Zeier Road site and the 200 North First Street site both fail to meet the City's threshold site selection criteria. Thus, factors other than the City's threshold site selection criteria should be considered by the City Council when choosing the best site for the Men's Homeless Shelter.

- **Funding.** A one-year statutory extension of TID 25, which will terminate in 2022 otherwise, would create \$4 million in affordable housing revenue for construction of a new men's shelter. The City can reallocate the \$3 million budgeted for the shelter toward the current financing gap of the Madison Public Market. Why spend \$2.6 million to buy a privately owned retail building at East Towne Mall and then spend an additional \$8 million to change a retail building into a shelter? Let's have a new purpose-built shelter on a City-owned site. Let's use the savings to build the Madison Public Market, which currently has a \$3 million plus funding gap according to comments by City staff at the Finance Committee Meeting. Note: 2002 Zeier Road is encumbered by private restrictions and covenants that impact its use as a shelter; 200 North First Street is not encumbered by private restrictions and covenants.
- **Site Size.** Ample space exists at the 162,578 sq. ft. site for both the Madison Public Market and an 18,000 to 36,000 sq. ft. homeless shelter with ancillary services. The shelter's location does not impact the site layout, landscape plan or building design of the Madison Public Market (proposed location shown below). Let's begin construction this summer or fall. Replace the Police Evidence Storage and MPM Storage with a new Shelter. The new building could accommodate any anticipated storage needs as well.





Location of shelter footprint in blue.

- Access.** The Madison Public Market site is served by 10 different bus routes and has seven-day per week bus services. On weekdays, 222 buses per day serve the site. On weekends, 33 buses per day serve the site. In addition, the site is well-served by pedestrian and bicycle infrastructure. The Yahara Path provides access across the Isthmus and the Mifflin Bike Boulevard provides a connection downtown. The Beacon homeless day resource center is 1.5 miles from the Madison Public Market site verses 5.5 miles from the 2002 Zeier Road site. Madison Public Market Business Plan, page 48. Note: 2002 Zeier Road site is served by one bus route - the 36 East Spring Loop Bus. The Route 36 bus makes 16 stops per day by the 2002 Zeier Road site.
- Job Creation.** The Madison Public Market will create new training and employment opportunities for the homeless. The Madison Public Market is expected to support 130+ local businesses, create 100 jobs, and generate \$16 million in local sales annually. Plans for the new public market include food oriented "1st Course and Academy training programs," which will be held continuously throughout the year. Madison Public Market.Org; Madison Public Market Business Plan, pages 39 & 59.
- Equity and Inclusiveness.** As part of the business planning process, the City completed a detailed Equity Analysis to evaluate how the Public Market project can create economic opportunities for low-income populations. A stated goal is to "ensure that the Madison Public Market is truly diverse and welcoming to all people." Madison Public Market.Org; Madison Public Market Business Plan, page 61.

Sincerely,

Mick Conrad

608.622.7711

[mick.conrad@mconrad.com](mailto:mick.conrad@mconrad.com)

**From:** [Heather Huber](#)  
**To:** [All Alders](#)  
**Subject:** Agenda items 8 & 54  
**Date:** Tuesday, March 30, 2021 9:43:25 AM

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Hello Alders,

I live on the East side (District 12) and am writing to voice my support for item 8 - increased housing density and item 54 - the purchase of property on Zeier road for a men's shelter. I also submitted my support via the online meeting registration for this evening.

Madison needs more multi-family housing to help meet the need for housing and the lack of affordable options currently available in the area. Further suburban sprawl is not the answer. I know people like to badmouth new apartment complexes or changing appearances of neighborhoods, but increased density is necessary.

I also want to see the city better address homelessness. We try to push folks farther from services and keep unhoused people out of sight and that's just wrong. I really appreciate the creativity of projects like the tiny houses on Aberg, but the scale of the problem necessitates more options and more public funding. These are people already in our community and we owe them better than moving them from park to park. The property on Zeier Road would add one more safe place for unhoused men to get assistance or at least have a warm place to stay.

Thank you.

Heather Huber  
2742 Coolidge Street  
Madison, WI 53704  
608-628-3096



**From:** [Paul Basler](#)  
**To:** [All Alders](#)  
**Subject:** Eastside men's homeless shelter  
**Date:** Friday, March 26, 2021 11:26:12 AM

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I am against the proposed shelter being near East Towns Mall.  
There already is one less than 2 miles from that site.  
Find a west side location!  
Or better yet use existing small 2-4 occupancy units.

Paul Basler

[Sent from AT&T Yahoo Mail on Android](#)

**From:** [Dan ""Spiffy"" Neuman](#)  
**To:** [All Alders](#)  
**Subject:** Fw: Contact Common Council: Homeless Shelter  
**Date:** Monday, March 29, 2021 7:40:40 PM

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In anticipation of the meetings tomorrow, I want to express my support for the homeless shelter.

I'm writing to comment on the homeless shelter. I live in the area, used to work a block from the proposed site, used to visit the Savers store, and still shop in this area frequently.

The Savers building has been vacant for too long and is an eyesore. I was overjoyed to hear this was a proposed site for a homeless shelter as it is a great use for the building. Madison has long needed more resources for the homeless and this is a great start. Some residents expressed concerns that there is no shelter on the West side, I think after this project we should look for a similar opportunity on that side of town as well.

At the last meeting, several owners and employees of area businesses expressed their opposition to the shelter due to preconceived notions about the homeless. I and many others are making a point not to support businesses that oppose the shelter.

I do not need to be contacted, but feel free to contact me via email if you wish.

**From:** [Vicky Van Lare](#)  
**To:** [All Alders](#)  
**Subject:** Hand outs for Common Council Meeting 3 30 21  
**Date:** Tuesday, March 30, 2021 9:23:40 AM  
**Attachments:** [image006.png](#)  
[image008.png](#)  
[image009.png](#)  
[Job Service and Unemployment Office.pdf](#)  
[Kitchens.pdf](#)  
[Existing Mental Health Facilities .pdf](#)  
[Zeiler Shelter.pdf](#)

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

Good morning:

I am sending these attachments on the behalf of Steve Mueller who is attending the meeting tonight.

Thank you,

**Vicky Van Lare** | ADMINISTRATIVE ASSISTANT  
[vvanlare@bpicolor.com](mailto:vvanlare@bpicolor.com)  
414. 327. 5010



**VizBuilds**

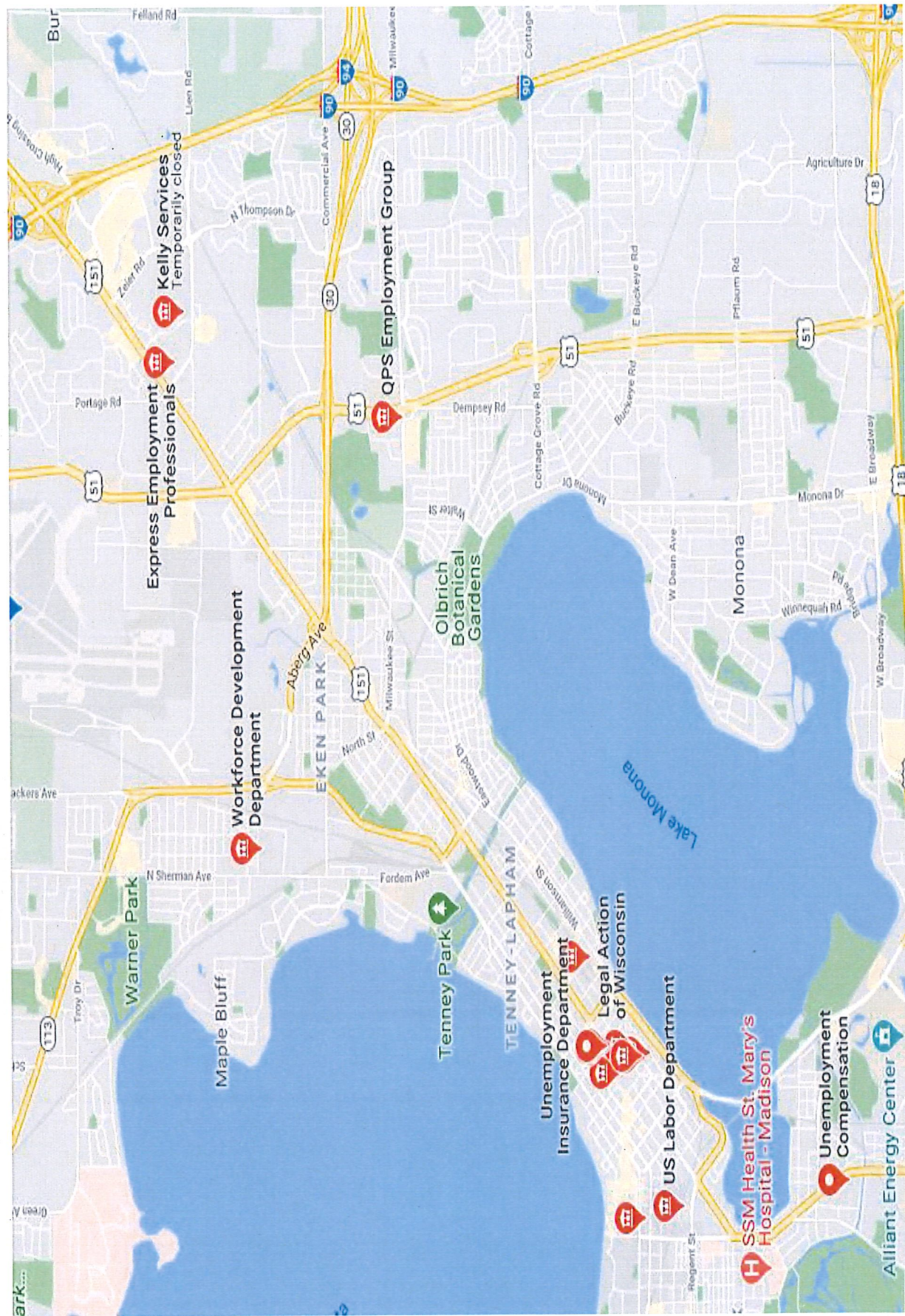
- 3D Visual As-Builts
- 3D Video Fly through of your space
- Measurable photographs or scan data

[www.bpicolor.com](http://www.bpicolor.com)



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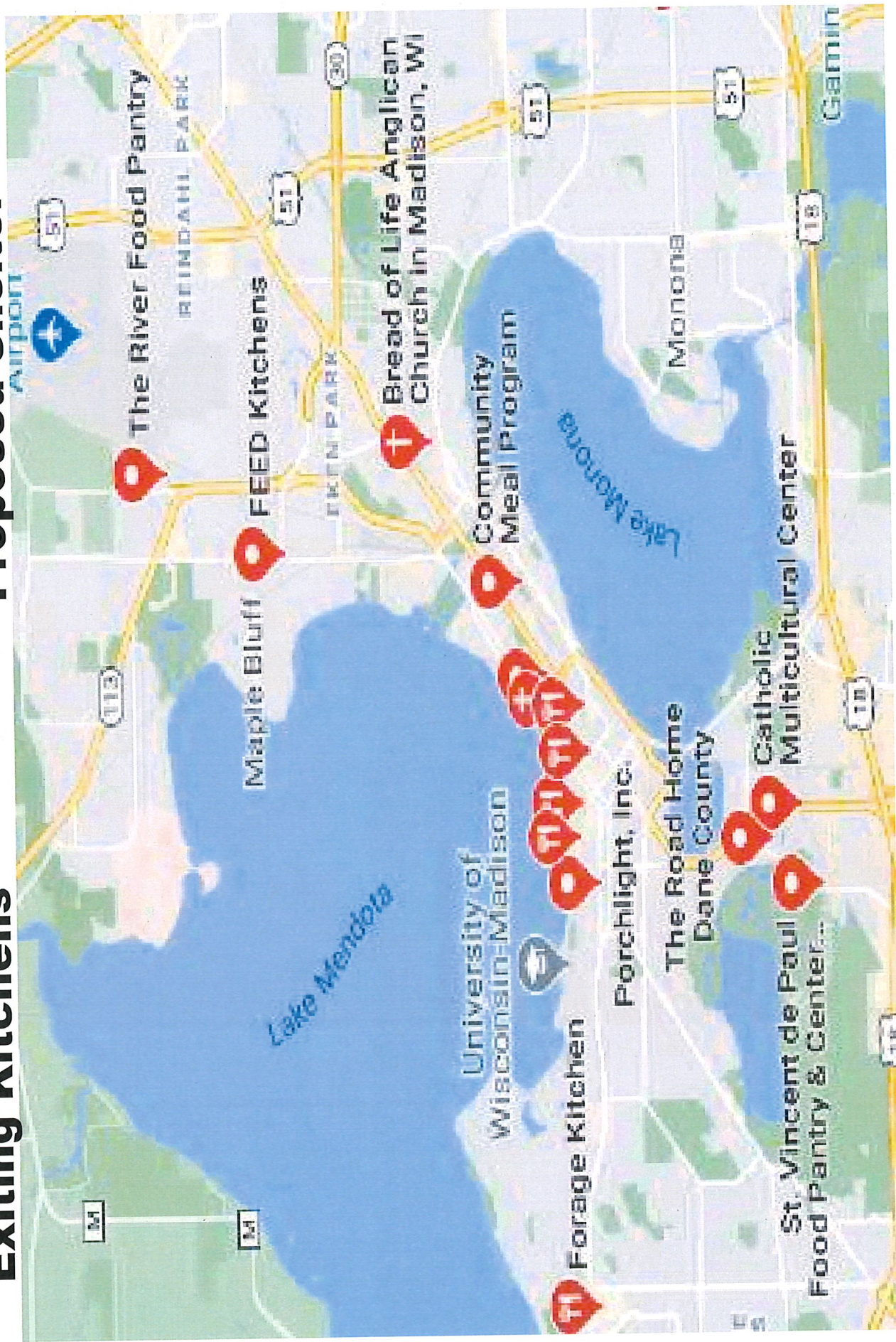






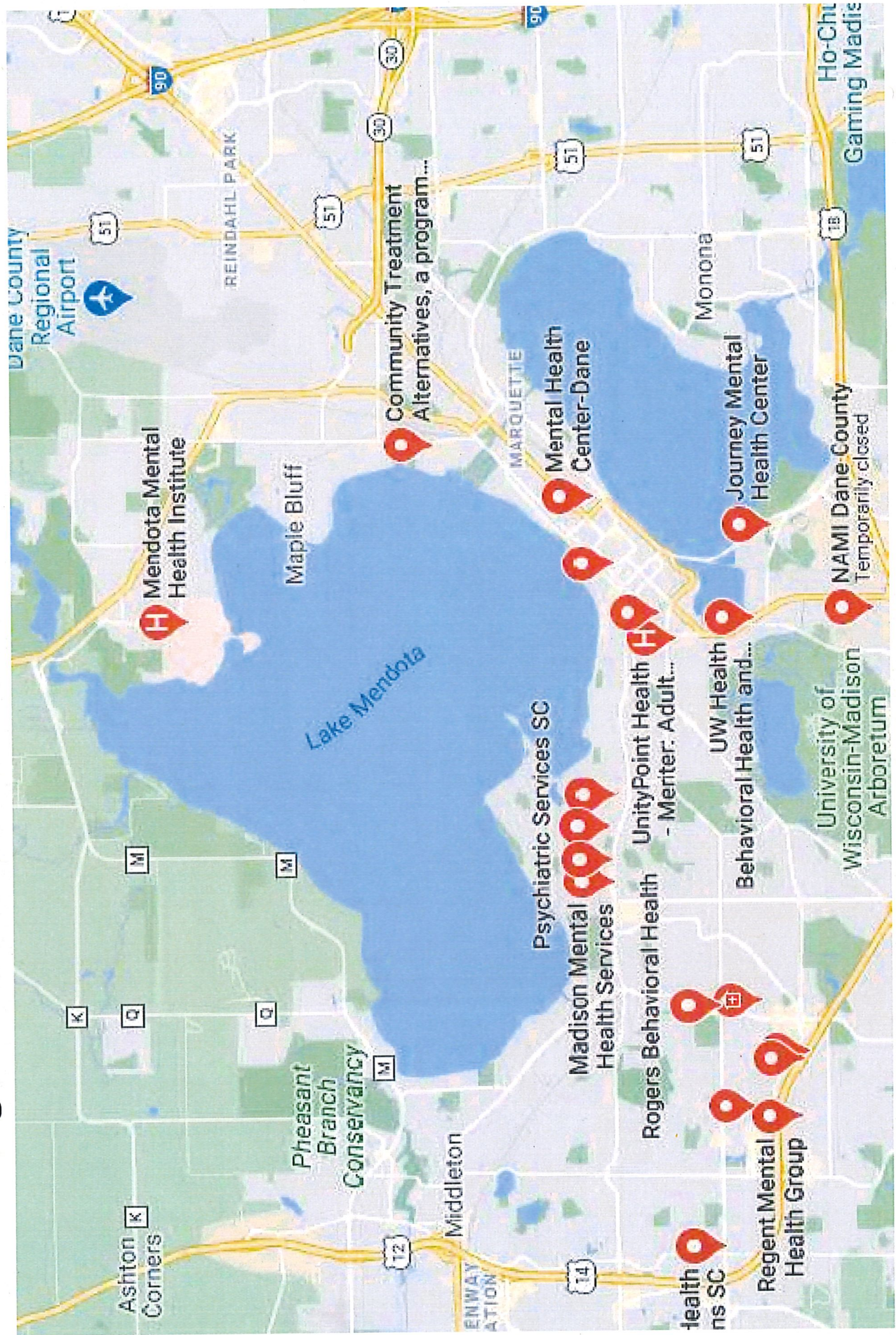
## Exiting Kitchens

## \*Proposed Shelter



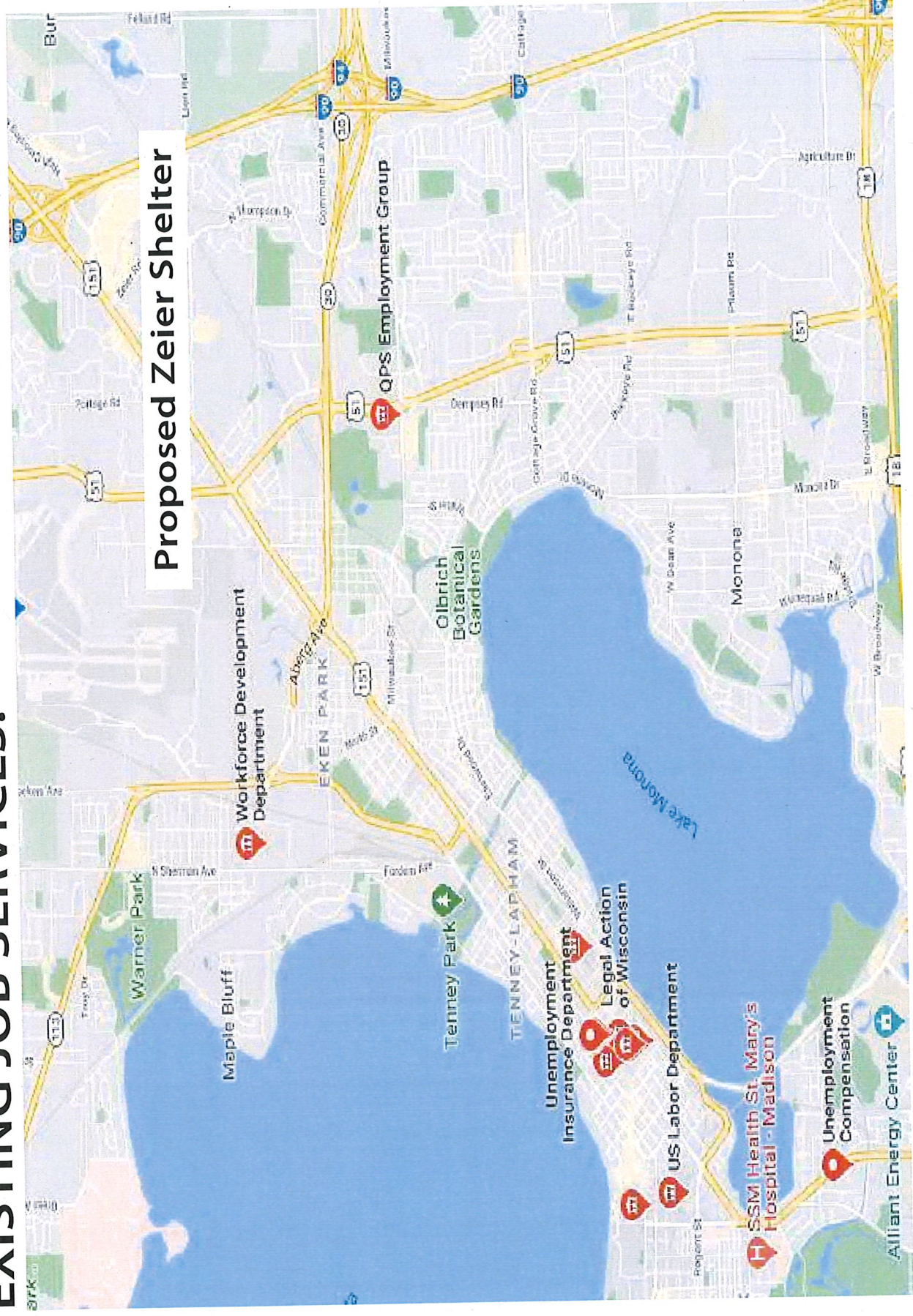


# Existing Mental Health Facilities      \*Proposed Shelter





# EXISTING JOB SERVICES:



**From:** [Darlene Johnson](#)  
**To:** [council](#)  
**Subject:** Homeless shelter at east towne mall  
**Date:** Wednesday, March 24, 2021 3:28:17 PM

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

I vehemently oppose this proposal. There is a homeless shelter one mile from East Towne on Rethke Avenue. There is a halfway house across from the mall on Dwight Drive. There are homeless camping in Reindahl Park.  
We are saturated in this area!

We as property owners have Rights too.  
Nobody listens to us.

Darlene Johnson  
21 Meadow Vale Ct.

Dar



**From:** [Shirley Drouin](#)  
**To:** [council](#)  
**Subject:** Homeless Shelter  
**Date:** Sunday, March 28, 2021 7:21:43 PM

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

----- Forwarded Message -----

**Subject:** Homeless Shelter

**Date:** Sun, 28 Mar 2021 14:00:43 -0500

**From:** Shirley Drouin

**To:** [wegleitner.heidi@countyofdane.com](mailto:wegleitner.heidi@countyofdane.com), Samba Baldeh, District 17  
<[district17@cityofmadison.com](mailto:district17@cityofmadison.com)>

**CC:** Samba Baldeh, District 17 <[district17@cityofmadison.com](mailto:district17@cityofmadison.com)>

Location, location, location. Where have we heard those words? Doesn't the existing location on First Street serve the residents needs and isn't it in close proximity to the current city services they use? Does this move have anything to do with TIF for the that First Street location?

What's equally disturbing, is now that the City fathers/mothers have their eyes glued to the Zeier Rd., location there was no and there this is no plan for an economic impact analysis. What about input from surrounding businesses? This is democracy? There apparently is no estimated operating budget and no idea what organizations are going to assist the residents. But, there is talk about attempting to raise capital from other businesses to support the shelter because there is no idea where that money would come from. I/We are all for helping solve this problem, because it is out of control and very depressing to see it every where, but the plan whatever it is, is haphazard at best. In my opinion, the City/County has just ran out of options and have settled on the Zeier Rd. location. Period. Full Stop. This is helping the homeless? Shirley



**From:** [Hinkfuss, Brad](#)  
**To:** [All Alders](#)  
**Cc:** [Kopp Mueller, Torrie](#); [Okeefe, James](#); [Rhodes, Linette](#); [Catherine Reiersen](#); [Jael Currie](#); [Lane Hanson](#)  
**Subject:** HSC Letter of Support for Item 63920, March 31 CC meeting  
**Date:** Monday, March 29, 2021 10:25:50 PM  
**Attachments:** [HSC Letter of Support - Item 63920, Common Council.pdf](#)

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

Hello City of Madison Alders,

Please accept the attached letter of support for the purchase of 2002 Zeier Rd for homeless shelter use.

Thank you,

**Brad Hinkfuss**  
Executive Director

Housing Initiatives, Inc.  
1110 Ruskin St.  
Madison, WI 53704  
Office 608.277.8330  
Direct 608.620.1751



March 30, 2021

City of Madison Alders



Dear City Alders,

I write submit this letter of support on behalf of the Homeless Services Consortium of Dane County (HSC) in reference to Item 54., File #63920 on your March 31<sup>st</sup> agenda, concerning the decision to purchase the property at 2002 Zeier Rd for homeless men's shelter. We strongly encourage you to purchase this property and move ahead with planning and implementation for the first-ever purpose-built shelter for homeless men in Madison.

The HSC represents a diverse host of almost 90 organizations, funders and divisions of local government dedicated to serving the most vulnerable people in our community. Our membership also includes many formerly homeless individuals whose experience informs our work. While our membership and specializations are varied, our concerns are seldom parochial. We collectively recognize the critical role that the homeless men's shelter plays in our community. There is no alternate program or place that serves this extremely vulnerable cohort of people. And that program is currently running down the clock in a very temporary location.

The COVID-19 pandemic has forced a change in the way we recognize the homeless among us and, by extension, the way we commit to serving them. The opportunity to create a purpose-built shelter represents an inflection point for us as a community; the confluence of the pandemic, federal funding, and local commitment have finally come together with the potential to do this right for the first time. The decision before you on 3/31 to move ahead with this purchase is a critical step in that direction. The Homeless Services Consortium implores you to take that step.

Thank you for your consideration and for your service.

Brad Hinkfuss — President, Homeless Services Consortium of Dane County

Cc: HSC Board of Directors, Jim O'Keefe, Linette Rhodes

**From:** [Jason Pasch](#)  
**To:** [All Alders](#)  
**Subject:** I support the development of a new men's shelter  
**Date:** Tuesday, March 30, 2021 9:15:04 AM

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

I am writing in support of Resolution 63920 proposing to amend the 2021 Adopted Capital Budget for the Community Development Division's Men's Homeless Shelter capital project to accept and appropriate \$3 million from Dane County and authorizing the City's execution of a Purchase and Sale Agreement between the City of Madison and BIP Enterprises, LLC, or their successors and assigns, for the purchase of the property located at 2002 Zeier Road in the City of Madison for homeless shelter purposes.

Though I appreciate the long support of Madison's faith community for men experiencing homelessness, the men's shelter has been woefully inadequate to the needs of those it serves for many years. For example, there are serious concerns about the difficulty of access for individuals with physical disabilities.

Additionally, the fact that the shelter had to be relocated during a pandemic in order to provide adequate social distancing and ventilation is evidence of the strong need for improvement.

Thank you,

Jason Pasch  
105 Dunning St.  
Madison, WI 53704



**From:** [Evelyn Gildrie-Voyles](#)  
**To:** [All Alders](#)  
**Subject:** In support of agenda item 54 purchasing the property of Zeier Rod for a Men's Shelter  
**Date:** Monday, March 29, 2021 8:05:15 PM

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

Dear Alders

My name is Evelyn Gildrie-Voyles. I reside at 202 Farley Avenue in Madison Wisconsin and I have been a volunteer for 20 years at the Porchlight Men's shelter that was housed in the building connected to Grace Church. In that time I have served meals at least 4 times a year to the average of 90 men staying at the shelter. The proposed shelter's capacity of 250 will be large enough to accomodate the average current number of 110 men. I am in full support of the purchase of the property on 2002 Zeier road for use of a Men's Shelter. The shelter is essential for men who are without homes to have a safe place to stay while they are looking for permanent housing. Please vote in support of this project.

Thank you for your attention.

With Gratitude,  
Evelyn Gildrie-Voyles,  
202 Farley Avenue  
Madison, WI 53705

**From:** [sarahk76](#)  
**To:** [All Alders](#)  
**Subject:** Men's Shelter  
**Date:** Thursday, March 25, 2021 7:37:50 PM

---

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

I am writing to express my disagreement with the plan to use the Savers building by East Towne as a homeless shelter.

While I do care about the homeless problem in Madison, I do not think the solution is a 200 bed shelter with limited access to resources. This does nothing to solve the issues that are causing homelessness- drug addiction, mental illness, etc. it is merely a thumb in the dam approach and eventually the dam will break. It makes more sense and is more humane to have smaller shelters throughout the city with access to the much needed resources the homeless population needs.

The old Karmenta building is going to be used as a family homeless shelter. This is less than 2 miles from the proposed men's shelter. The East side of Madison is struggling. There are closed businesses, East Towne is emptying. Housing all of Madison's homeless in one place will not help rebuild this side of town. There will be more business loss and more people leaving this area of Madison.

I would be lying if I didn't say that I am also concerned about my property value and taxes. I just bought my dream home last July. I am already concerned about my property value due to the amount of crime. There have been shots fired in my neighborhood. My car was broken into the first week we lived here. I paid over \$400,000 for my house and feel like an idiot because no one would pay that much to live in an area with the crime we have and now to have businesses replaced with homeless shelters. The area does not look promising. It does not have a direction of growth and prosperity. I have already begun to plan to move.

There are better solutions out there. Madison is a big city, there is no reason one area has to solve all of Madison's problems.

Please do not approval this plan.

Thank you,

Sarah Mills

Sent from my iPhone

**From:** [Patti O](#)  
**To:** [All Alders](#)  
**Subject:** Men's Homeless Shelter  
**Date:** Monday, March 29, 2021 3:28:00 PM

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Madison Common Council:

I have been hearing about how critical and urgent it is to find a location for a permanent men's homeless shelter. I have also heard the Zeier Rd building, if purchased, would not be ready until Fall 2022. Because the Public Market (once it gets funding) hopes to start construction this year at the current shelter site, it would mean relocation of the shelter to another interim, temporary location before moving to EastTowne. This makes no sense. The current location and building on First St is a good fit for the shelter. Those millions of dollars could be used to expand programs and resources to help the Homeless instead of purchasing and repurposing another building. There will always be a Homeless population in the downtown area that will not want to take the bus out to EastTowne. Without the First St shelter, these men that resist the move will be back in the downtown parks and church basements.

Please do not rush into the purchase of this property. I ask that you drive by the Zeier Rd location, if you have not done so already. I do not think a shelter in the middle of a mall parking lot, miles away from The Beacon and other resources is a good move. Consider the benefits of a permanent shelter on First St, and why the idea is being dismissed.

There are many locations that would suit the Public Market. Many places where it could flourish. The Homeless should be your main concern, not the market. I believe there is a plan B, and that a permanent shelter on First St (which actually has more space for expansion than the Zeier Rd building) would be the best solution.

Respectfully, Patricia O'Day



**From:** [Bob Rhodes-Conway, Satya V.; Vakunta, Linda; All Alders; Common Council Executive Committee](#)  
**To:** [county\\_board\\_recipients@countyofdane.com](#); [Parisi, Joseph](#); [zach@madisonbiz.com](#)  
**Cc:** [county\\_board\\_recipients@countyofdane.com](#); [Parisi, Joseph](#); [zach@madisonbiz.com](#)  
**Subject:** Men's shelter move/Public Market CCEC & CC 63920  
**Date:** Tuesday, March 30, 2021 12:15:32 AM

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The decision to relocate the current men's shelter from First Street to East Towne seems to be made simply for Political reasons by the mayor and from a financial perspective versus a humanitarian perspective of providing much needed services to help our homeless population.

The prime financial factor in clearing the First Street location appears to be obtaining the projected TIF funding if the Public Market is built in that location.

There is no apparent benefit to the homeless for building a Public Market. There also is no apparent benefit to the homeless for moving them out to East Towne. In fact, all indications are that moving them out there will make it more difficult for them to access the services they may need to help them make progress. A while back Gary Halverson sent you a letter detailing how the current staff at the shelter worked with local resources in helping the men find ways to improve their lives. Some of these service providers are: Beacon, Wisconsin Association, Road Home Dane County, Porchlight, and NAMI, to name a few. The East Towne location provides no easy access to these service providers and increases the time and cost to get there. No evidence has been presented to suggest how this movement improves the ability to serve the homeless needs.

If this is being looked at as a night shelter from the elements, then turning them out in the morning to fend for themselves, does not help them or our communities.

To cut to the chase, your vote to approve the acceptance of the TIF money by moving the shelter to East Towne to build a Public Market on First Street means that money trumps the welfare of our homeless people.

The rationale for even considering a 400-bed facility for homeless has no solid rational expectation for success, but rather presents a potential powder keg of eruption.

Think of a family having a member with a mental illness or substance abuse issues and how it affects the family dynamic. Now add to that a pandemic that confines them to a small space. Now imagine 400 hundred strangers who have those challenges and sometimes multiple challenges or any number of other combinations of these kinds of challenges dealing with many other people with all these different kinds of challenges in a limited space with the addition of covid 19. Do you have the security and resources to deal with that?

Safety must be the priority for people in the shelter, as well as the surrounding

community. Do we have the resources needed to provide that security? Bringing in 400 men who have wide ranging reasons for their homelessness only concentrates and increases the challenges if security and resources cannot be provided to help them.

I am not aware of any data or popular consensus from the Dane County community for a need to build a Public Market on the First Street location, in fact, the East Towne area would provide more convenient access via I39-90-94, and US 51 and 151. East Towne is also scheduled for revitalization.

**IF YOU PASS THIS, YOU ARE SAYING NO TO PROVIDING THE BETTER SHELTER OPTION FOR OUR HOMELESS AND YES THAT TIF MONEY IS MORE IMPORTANT**



Virus-free. [www.avg.com](http://www.avg.com)

**From:** [Kim Sutter](#)  
**To:** [All Alders](#)  
**Subject:** permanent men's shelter  
**Date:** Monday, March 29, 2021 6:20:12 PM

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

Dear City of Madison Alders,

Please support the purchase of the property at 2002 Zeier Road to site a permanent men's emergency shelter. This project is imperative and long overdue.

For 35 years, the City of Madison and Dane County have relied on the generosity of partners in the faith community to provide space to shelter men experiencing homelessness. What started as a temporary measure to bring men inside during winter turned into a system of overflow spaces, none of which were suited to meet the complex and varied needs of shelter guests. Staff were spread out amongst three locations, rendering any attempt at collaboration or team response wholly impossible. As homeless services evolved and innovated throughout the years, the men's shelter remained largely archaic, limited by the inadequacy of facilities that were never intended for shelter.

Our community has been talking for years about the need for a purpose-built men's shelter, but the urgency was missing, until now. The COVID-19 pandemic highlighted the most obvious shortcomings in the previous shelter facilities – space and staffing. The space must be large enough to serve the population, and built specifically for shelter.

Each temporary move that the men's shelter has made in the past year has brought us one step closer to a space that is worthy of the men who will use it. I have seen first-hand the difference a space can make in maintaining the dignity of a guest seeking shelter. When shelter moved to Warner Park, I heard several guests say, "wow, this is so nice" because they had their own cot that was six feet away from the next one. I know we can do better than that.

You have made a difference by acknowledging that men experiencing homelessness cannot and should not return to church basements. I urge you to do right by these men and move forward with a plan that will result in a permanent, purpose-built shelter that is not cut off from the rest of the community. These are our neighbors, and they deserve better.

Thank you,  
Kim.Sutter

( she | her | hers )



Kim Sutter, MSW  
Director of Services  
Porchlight, Inc.  
(608) 257-2534 ext. 39  
[www.porchlightinc.org](http://www.porchlightinc.org)



**From:** [snickersbox62@gmail.com](mailto:snickersbox62@gmail.com)  
**To:** [Common Council Executive Committee](#); [county\\_board\\_recipients@countyofdane.com](mailto:county_board_recipients@countyofdane.com); [All Alders](#); [zach@madisonbiz.com](mailto:zach@madisonbiz.com); [Baldeh, Samba](#)  
**Subject:** Proposed shelter on Zeier Road  
**Date:** Saturday, March 27, 2021 12:49:05 PM

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

I am writing to voice my opposition to the proposed homeless men's shelter on Zeier Road. My concerns are as follows:

1. Putting 250 or more individuals in one location is dehumanizing. It likely gives the occupants the feeling of being warehoused. In a facility of this size, there is no sense of community or partnership.
2. The proposed location on the far east side of Madison is far from existing services and there has been little to no specific information given to the public on how the men would access those services.
3. The proposed location is in the heart of a commercial district, including East Towne Mall already struggling to survive, yet there has been no economic impact study done. In fact, one large developer for the area has already stated he will terminate his plans if the shelter goes here.
4. There have been no specifics given to the public regarding the plan for this facility other than how many beds are proposed and that it will cost millions of taxpayer dollars to buy the property.
5. The city does not have a realistic plan for how it will make up the difference between available funds and needed funds, which will undoubtedly increase.
6. The people who would be using the building, men who are homeless, have not been asked what kind of shelter they want or whether this plan is one they would support and utilize.

For decades, men who are homeless have been served in the downtown area. This has worked well. Now, some people want a behemoth structure that has not been shown to be effective in serving the needs of the homeless. Many of the homeless population have alcohol or other drug dependence and/or mental health issues and/or physical health issues. Will warehousing them on the far east side help or hurt? It seems that smaller facilities, in more than one part of the city, would be more humane, accessible, and effective in addressing needs. Now, because some believe a huge facility on the far east side is in the best interests of the homeless, other ideas are not being considered. What is wrong with the First Street site, other than some want the Public Market to go there? Why not put the Public Market at the Zeier Road site, where there is ample parking and other commercial properties? Why does the property have to be purchased instead of leased? Why make this huge investment in something that hasn't been adequately studied, including asking the opinions of the end-user?

Yes, the homeless population needs our help. But let's afford them autonomy and dignity. Let's look at all the possibilities that have not been considered because some are in a hurry to do something, anything. Let's examine the impact of this decision on businesses and neighbors, both existing and planned. Let's not finalize a project that seems to only serve the egos of others, as a feel-good project or simply to check off an item on their personal to-do list or to donate capital in exchange for

naming rights and tax write-offs.

Sometimes when we think we are doing the right thing, we ignore evidence to the contrary. I don't believe this is the best way to serve this population. We can do better.

Dawn Wavra  
District 17 Resident  
5114 Crescent Oaks Drive  
Madison, WI 53704

From: [Kristin Reitzell](#)  
To: [All Alders](#)  
Subject: Proposed Zeiler Road Homeless Shelter  
Date: Thursday, March 25, 2021 11:55:12 AM

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

I am writing in regards to the proposed homeless shelter on Zeiler road. I have lived on Esker Driver for over 12 years which is located .9 miles away from the proposed new location. We have made the east side our home, we love it for it's convenience, access to the highway & airport, the proximity to the bustling Sun Prairie area, and the melting pot of people in our neighborhood. Unfortunately, this side of town has also suffered some great losses from the mall becoming a ghost town, big box stores moving up the road to Sun Prairie, and restaurants choosing to relocate or just shut down. Just when I feel like the area starts to turn the corner, something pops up and is a blow to this side of town. It is extremely frustrating to watch.

I listened to the finance meeting on Monday evening, hoping to hear a plan on how this "mega" shelter would work, and learn what the plan was, how it would work, who would be supporting it, what organizations would be working together to make this location different from what we have now, and how the city plans to keep the nearby neighborhoods safe and unaffected by the proposed 400 homeless people moving in down the street.

I did not hear a plan, I heard the city say Zeiler road was our last option. First of all, why must we have a mega shelter?!! Why must the east side of town have two new homeless shelters within 2 miles of one another? I am referencing the Karmanta center on Milwaukee St. This was never even mentioned in the meeting Monday night. Why are we bearing the brunt of the entire surrounding area's homeless problem. It is not fair. The east side has turned into the city's dumping ground. Why is this? It is a common feeling by most of the people on this side of town. You are going to start losing more and more people and their tax dollars if you keep making this side of town feel like 2nd class citizens. People have had it. We already have had an increase in crime, drug trafficking, and shootings. Why do we need to add one more thing to the mix?

I believe the figure that was stated was \$10.4 million just to build the new building. Why can we not take the \$10.4 million to find smaller locations around town to update, staff, and offer support for the homeless. These individuals need their meds, possibly a rehab program, and medical assistance. Let's find out what their real issues are and use this money to actually help them. To just buy the dilapidated building is \$3 million, think how many individuals you could help with that money compared to just buying a run down building. Can we please think outside the box on this issue? I follow Miss Carly's in Rockford, her outside the box approach has helped so many people get off the street once and for all. They are getting into rehab, finding jobs, volunteering in the shelter. These people need individual attention and help, they need to feel worthy there is no way in a 400 person shelter they will ever get that one on one attention.

If the city was actually going to go to a bank and ask for the money that they need to move forward with this project there is no way you would ever receive it. You would be laughed out of the building. The city does not have a business plan, no idea what the operating budget would be, how many staff would be needed, where the money would come from to operate, what organizations they would be collaborating with, how many people they would be housing, what kind of security precautions would be in place. City council you represent us, the citizens of Madison, please make our mayor and the finance committee be fiscally responsible, and look for a better way to really help the homeless of our city. It appears like the city is just saying we know this is an issue so let's throw some money at it and make it look like we care for a little bit. Find some REAL ways to show you care, not just by cramming men into some shiny new building.

I am already leary of letting my children ride their bikes to their friends a few blocks away in our neighborhood, due to the decline and random shootings that have taken place recently.

This is Madison, WI how sad is it that this is what this city is turning into.

Please really think about this vote and think about what would be best for the people of the East side and the homeless. A mega shelter is NOT it.

Thank you for your time.

A very concerned and frustrated tax paying citizen.

Kristin Reitzell



**From:** [Global Market, LLC](#)  
**To:** [Finance Committee](#); [Baldeh, Samba](#); [All Alders](#); [Mayor](#)  
**Subject:** Re: About the proposed men's shelter project on 2002 Zeier Road  
**Date:** Friday, March 26, 2021 12:34:22 PM  
**Attachments:** [PetitionToElectedMadison.pdf](#)

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

Dear elected officials,

The businesses in the market have written a petition letter addressed to you. Please see attached. They are deeply concerned, worried, in sorrow, and disappointed.

Best,

Guanming

On Sun, Mar 21, 2021 at 9:56 PM Global Market, LLC <[gmlc2019@gmail.com](mailto:gmlc2019@gmail.com)> wrote:  
Dear Finance Committee Members, Alders, and Mayor Rhodes-Conway,

I am writing on behalf of the property owners of 2161 Zeier Road (previous ToyRus, now the Global Market), the operators of the Asian grocery store Global Market, and the 14 food vendor operators in the Food Hall, to you to express our deep concern about, the firm opposition against, and the desperate frustration over the proposed men's shelter project on 2002 Zeier Road.

Almost all owners, operators and the 14 food vendors are from the Asian American community in the Madison area. Many of them are hardworking first generation immigrants, and may have language barriers to be able to share their thoughts, concerns, and feelings with you on this matter. Yet their voices should not be ignored or unheard. I hope this message could serve as a way to help facilitate that purpose.

In 2019, we were attracted by the city's calling to revitalize the East Towne Mall area. We hope to participate in this revitalization effort by introducing the concept of combining shopping with dining with an Asian street market experience, which has been a trend in the East and West coastal areas in the U.S. but would be groundbreaking in Madison and surrounding areas. We hope it attracts tourists and visitors from near and far, and brings new energy and blood to the East Towne Mall area. We also consider this project an effort to help creating jobs for the minority communities (East Asian, South East Asian, and Hispanic) who often suffer from language deficiency in the job market, and help resource constrained families (many being female headed) to start their first business by lowering the entry bar: instead of building a new restaurant, they can just rent the space at affordable pricing. The idea is similar to Madison's Public Market, and we actually had worked with the Public Market team to share the vision to help the community and resources we had. All in all, we believed it would be a win-win for all.

The pandemic is unexpected and hits everybody and all economic sectors, especially the food service sector. We worked hard to keep going during the unprecedented hardship. The grocery store and the vendors have walked together, hand-in-hand, trying to keep afloat and our hope is the rebounding demand for food, leisure shoppers, and tourism post-pandemic.

Everyone has put in their life savings into their businesses to keep it alive. Among them, there are a young lady taking loans from her immigrant parents from Cambodia (with their life savings) to keep her first business moving forward; sisters-in-laws of two Hmong families putting their resources together; husband and wife from Singapore to count on past savings; and Chinese ladies working extended hours to "save" on operating cost.

The exacerbating economy had already led to increased safety issues for the market and food hall. We have witnessed an increasing incidence of shoplifting, robbery, and vehicle glass breaking-in. The market had to spend extra money (out of the already tight budget) to install additional safety doors, gated entrance, and surveillance camera. The female workers and vendors had to take extra cautious steps when leaving for the day late in the evening. We all had hoped that things would get better when the economy reopens and people are able to return to work.

However, the hope for a bright future has got a big slam when we heard about the proposed shelter project across the street. HOPELESS. That is the one and only word our vendors, workers, and operators could utter at this moment. This is a particular hard moment for the Asian American community. Given the rising Asian hatred behavior in the past and current days, we felt extremely vulnerable and helpless. We understand and know the pain of being neglected. Those to be helped by the shelter project are in pain and need help. But the shelter should not belong to the revitalizing commercial area, which was designed and meant for casual shopping, dining, walking and relaxing activities. The revitalized area is meant to generate more employment for many low income families; higher tax revenues to help the city provide better and more public services; and more diversified business and life communities to attract more growth.

I attended the neighborhood hearing meeting on March 12. I spoke there and said that the project was killing the hen that could lay eggs for everyone. I heard the speaker representing a developer said that they will cancel their mega plan in the area. If we knew what would happen today back in 2019, we would do the same thing as they do. Yet, we are stuck here, helpless, hopeless, and vulnerable...

Thank you for listening to us.

Best,

Guanming Shi (representing Global Market Property, LLC, Global Market, LLC, and 14 vendors in the Food Hall in Global Market)

Global Market, LLC  
Global Market & Food Hall  
2161 Zeier Road  
Madison, WI 53704



## Petition to Elected Officials of Madison

We are the owner-operators of the restaurants and markets at The Global Market (located behind East Towne). We own 14 restaurants representing Chinese, Hmong, Korean, Singaporean, Cambodian, Vietnamese, Japanese and Taiwanese culinary traditions.

We came to the US with the ambition to start a business that could support our families. We worked hard and saved our money to start our businesses.

We are almost all women and work from morning to night. Most of us work alone while our husbands/brothers are at other jobs.

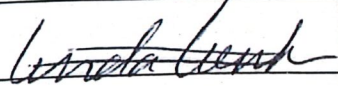
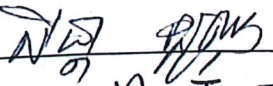

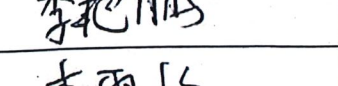

We barely survived this year. Now, the city wants to build a shelter for 250 homeless men a few blocks from our shops. Our shops are a food court with open seating for about 400 in the center of our businesses. This is where many homeless men will sit all day. Then we will lose our few customers.

Most of us speak little English. We are invisible to you. You don't see us until you want us to cook for you.

The city made plans to build this building but no one asked us what we thought or how it might affect us. The city would not do that if we were 14 white men who owned restaurants downtown. The city would say, "What can we do for you?"

If the city builds this shelter, we will lose everything. We will have no businesses and no jobs. And after that we may lose our homes. Then will the city come to us and ask how they can help? No. Then will they find us jobs? No.

Many of us have known great poverty. Now we want to continue to work at our businesses. We didn't ask the city for money to start the Global Market. We did it on our own. But we ask that you do not build this shelter that will end our small American Dream.

Sign in home script	Sign in English	Business Name / Position	Gender
			
	Linda Launk	Poke-Mi	F
	Gong Xu Li	Dumpling House	F
	Yan Peng Li	Sakad Bar	F
	Wenge Li	Seafood Boiler	F



Sign in home script	Sign in English	Business Name	Gender
陈永水	Amanda Chen	Mulan flower	F
高欣燕	Seline	MOMO Dumpling	F
陈业鹏	Chen Ye Peng	Nice flavor Stir Fry	M
邵恩雯	Mia	Sweet Hut	F
董胜杰	Shengjie Dong	Kawasaki	M
陈秀英	Hsin Ling Chen	Sweet hut	F
董永庭	Dong Yung Thong	sreophang	M
郑锦容	Jin Rong zhen	CAKEHOUSE	F
陈可怡	Chloe	Tanwan Street	F
董雨菲	Annie Dong	Saigon noodles	F
董楚琪	Evis Li	Global Market	F
Fred	Fredi	Janitor	M
Marisol	Marisol	Sanitor	F
赵静怡	Rebackh	Global market	F
林丹秋	Linda	Global	F
曾倩怡	Then Then Taste	Sindy	F
Leticia	Leticia	Global	F
徐小梅	xiaonan Cui	Red Lion	F



[illegible]



**From:** [Dan ""Spiffy"" Neuman](#)  
**To:** [All Alders](#)  
**Subject:** Re: Contact Common Council: Homeless Shelter  
**Date:** Monday, March 29, 2021 7:40:13 PM

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

I'm writing to comment on the homeless shelter. I live in the area, used to work a block from the proposed site, used to visit the Savers store, and still shop in this area frequently.

The Savers building has been vacant for too long and is an eyesore. I was overjoyed to hear this was a proposed site for a homeless shelter as it is a great use for the building. Madison has long needed more resources for the homeless and this is a great start. Some residents expressed concerns that there is no shelter on the West side, I think after this project we should look for a similar opportunity on that side of town as well.

At the last meeting, several owners and employees of area businesses expressed their opposition to the shelter due to preconceived notions about the homeless. I and many others are making a point not to support businesses that oppose the shelter.

You do not need to reply, but if you wish, feel free to email.



**From:** [DAVID PROCKNOW](#)  
**To:** [Mayor](#); [Parisi, Joseph](#); [All Alders](#)  
**Subject:** Re: Homeless (ness)  
**Date:** Monday, March 29, 2021 1:20:34 PM

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

AS EXPECTED, STILL NOTHING...SO TYPICAL AND SO VERY MADISON!

AFTER MAKING SEVERAL UNSUCCESSFUL ATTEMPTS TO MAKE CONTACT WITH THE GOVERNOR, MAYOR, EXECUTIVE, AND ALDERS I HAVE DECIDED TO RE-SUBMIT...THE CONDUCT AND OTHERWISE LACK OF ACCOUNTABILITY HERE IS ABSOLUTELY OUTRAGEOUS!

Wisconsin State Journal submission (reply)

WSJ DUELING PROPOSALS article from 03/20/2021

IN OPPOSITION!!!!

What on earth is she thinking?

Just what we need, more homeless...especially on the East Side!

Democratic Mayor Satya Rhodes-Conway states, "I remain committed to the project and to make sure we have a dedicated, purpose-built shelter for homeless men".

A mens "homeless shelter" on the far East Side is and would be a TERRIBLE idea, NOBODY living or working in the area would be in favor of this...nobody EXCEPT for of course, Mayor Satya Rhodes-Conway (and Democratic Governor Tony Evers)!

This is and would be one of the WORST possible places for a "homeless shelter", why is this city SUPPORTING the homeless and homelessness anyway...what's going on here?

The "homeless" have now taken over this city and the Mayor has ALLOWED it to happen, this is absolutely OUTRAGEOUS and it has got to stop IMMEDIATELY...enough is enough!

Ms. Conway (and the city) are SUPPORTING homelessness, she has single-handedly DESTROYED this city under her "extremely careless and otherwise destructive rule"!

Due to EXTREMELY POOR leadership and planning Madison has become a "welfare city", a city of "homelessness and despair"...and with unheard of "lawlessness, crime, and corruption"!

Due to the Rhodes-Conway Regime there are TEN TIMES more homeless living here than there were before...Madison in general, has now OFFICIALLY become an "encampment for the homeless"!

Here's an idea, why don't we just invite the states ENTIRE HOMELESS POPULATION to Madison, Wi.

and EXPECT the taxpayers to support them..."taxpayers supporting the non taxpayers"?

AS MOST PEOPLE KNOW (OR ARE SOON TO REALIZE) HOMELESSNESS, WELFARE, AND POVERTY CAN VERY EASILY BE AVOIDED BY GETTING A J-O-B...YES, A JOB!

The city and it's "so called" planning committee should consider converting parts of the otherwise "deserted" Oscar Mayer plant into a "haven for the homeless" ...and call it HOMELESS HAVEN NORTH.

The OM site is centrally located and high-fenced, near bus lines, police and fire, several convenience stores, a soup kitchen...and most importantly the MATC and the MADISON JOB CENTER!

I would also agree with Alder Samba Baldeh with putting the proposed "homeless shelter" on First Street and moving the proposed "market" to Lien Road which would be much more REALISTIC and COST EFFECTIVE for the city.

Ms. Conway's plan to construct a mens "homeless shelter" is ill-advised and would actually COST the city MILLIONS of dollars and would force out an entity that would actually GENERATE jobs and HUNDREDS OF THOUSANDS of dollars in TAXABLE REVENUE annually!

Again, what on earth is she thinking?

We are all OPPOSED to this...100%!

David A. Procknow

From: [DAVID PROCKNOW](#)  
To: [Gary Halverson](#); [All Alders](#)  
Subject: Re: Homeless (ness)  
Date: Thursday, March 25, 2021 2:53:29 PM

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

Wisconsin State Journal submission (reply)

WSJ DUELING PROPOSALS article from 03/20/2021

IN OPPOSITION!!!!

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Again, what on earth is she thinking?

We are all OPPOSED to this...100%!

David A. Procknow

**From:** [Marilyn Feil](#)  
**To:** [All Alders](#)  
**Subject:** Shelter site purchase necessary  
**Date:** Saturday, March 27, 2021 11:53:20 AM

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

Hello Madison Alders:

The Affordable Housing Action Alliance (AHAA) welcomes the city's purchase of a property to create a men's shelter and urges you to vote to approve the purchase. AHAA is a local grassroots advocacy group of service providers, tenants, developers, and community members seeking to increase the amount of affordable housing and improve services for those experiencing homelessness.

Even before the pandemic it was clear that Madison/Dane County needed a better shelter to relieve the overcrowded and substandard conditions found in the church basements that had served as the men's shelter for many years. While we are very thankful to Grace Episcopal Church and their partner churches for having shared their facilities, the pandemic has pointed out that more space is needed.

Some have suggested that several smaller shelters rather than one large one could offer more humane options for our clients. However, the city's vision is for a full-service center. We hope that at a single site the city would be better able to provide broad services including housing counseling, health care, job counseling, computer tutoring, and other coaching options.

We appreciate the city working hard to find a site that meets all the needs of a shelter. The search lasted for 10 months, included 16 sites and at least one failed offer to purchase. Since that one failed attempt, only the Zeier Road site has met the city's criteria, which includes being close to transportation, proper zoning, having enough space, and not being in an area of concentrated poverty. As pluses, the Zeier Road site is also near employment opportunities and training programs such as Porchlight Products and Just Bakery. This site is large enough to be able to provide support services, such as housing help, job search assistance, and health and mental health care. In addition, this site is more accessible for Dane County residents who are from smaller communities to the east and who need shelter.

AHAA acknowledges the trauma and fear that the recent shooting – the first recorded at the men's shelter in 35 years – has caused our community. Further security measures were added quickly in response. This event underlines the reality of a need for a permanent men's shelter that is large enough to provide the space needed to eliminate the stress of overcrowding and to be able to provide support services such health and mental health care, housing help and job search assistance. The ability of the shelter manager and staff with the support of the City of Madison and other community partners to provide these supportive services could be important steps to avoiding future situations.

We hope we can count on your vote. Thank you for your attention to this important issue that has been overlooked for too long. The city needs to take action to acquire a permanent spot for the shelter, so the men experiencing homelessness in our community can have a healthy, safe place to stay and the services they need.

Sincerely,  
Affordable Housing Action Alliance members

(This letter is being emailed by AHAA member Marilyn Feil on behalf of the AHAA group who collaborated in writing this letter.)



**From:** [Catherine Reiersen](#)  
**To:** [All Alders](#)  
**Subject:** Support of Item 54 - Men's Shelter at 2002 Zeier Rd  
**Date:** Tuesday, March 30, 2021 8:33:36 AM

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

Good morning Alders,

I would like to express my enthusiastic support of a new men's shelter at 2002 Zeier Rd. Like many of you, I have seen the visible issue of homelessness in our community during my 10 years living in Dane County. We desperately need a permanent structure that can meet the needs of our neighbors experiencing homelessness. A purpose built men's shelter would serve not just as a place to stay and meet basic needs, but as a vital hand up to **permanent housing**. This is an exciting opportunity for our community and I urge the Council not to pass it up.

Thank you,  
Catherine Reiersen

**From:** [marjorie lewis](#)  
**To:** [All Alders](#)  
**Subject:** Support the development of a new men's shelter  
**Date:** Tuesday, March 30, 2021 8:58:33 AM

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

I am writing in support of Resolution 63920 proposing to amend the 2021 Adopted Capital Budget for the Community Development Division's Men's Homeless Shelter capital project to accept and appropriate \$3 million from Dane County and authorizing the City's execution of a Purchase and Sale Agreement between the City of Madison and BIP Enterprises, LLC, or their successors and assigns, for the purchase of the property located at 2002 Zeier Road in the City of Madison for homeless shelter purposes.

Though I appreciate the long support of Madison's faith community for men experiencing homelessness, the men's shelter has been woefully inadequate to the needs of those it serves for many years. For example, there are serious concerns about the difficulty of access for individuals with physical disabilities.

Additionally, the fact that the shelter had to be relocated during a pandemic in order to provide adequate social distancing and ventilation is evidence of the strong need for improvement.

Thank you,

Marjorie Lewis  
105 Dunning St.  
Madison, WI 53704

**From:** [Esther Weiss](#)  
**To:** [council](#)  
**Subject:** Thoughts on the proposed shelter for homeless men  
**Date:** Saturday, March 27, 2021 6:21:30 PM

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

To: Council of the City of Madison

From: Esther Weiss

Re: Proposed shelter for homeless men at the old Saver's building

I applaud this effort.  
I think that the location allows for good transportation,  
but is neither smack dab in the middle of a residential  
or business area.

They get their privacy and folks really don't need to  
feel "invaded".

I know that there is a great deal of public outrage  
but after watching folks live outside this winter,  
I am totally in favor of developing large shelters.

I hope that there are many services offered to the residents.  
I hope that there are educational opportunities perhaps  
even some creative opportunities.

I wish there were a way that residents could give back  
to the community - not sure how - but in some way -  
which might mean a great deal in establishing some  
positive feelings/reactions.

Esther Weiss  
143 Alton Drive  
Madison 53718

"Education is the most powerful weapon which you can use to change the world."

—  
NELSON MANDELA



From: Mayor  
To: All Alders  
Subject: Zeier Rd Proposed Shelter - Answers to Questions  
Date: Monday, March 29, 2021 2:05:38 PM

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Dear Alders,

Ahead of what I expect to be a robust discussion I wanted to clarify some things about the proposed Zeier Rd. shelter that you may have questions about. Given the amount of mis- and dis-information that is circulating, I hope you find it useful to have accurate, factual information to share with your constituents and to base your decisions on.

***Number of People to be served:***

The shelter we are planning will have capacity to serve between **200 and 250 men per night**. This is based on our experience at Warner Park (where we averaged about 80 men each night from April through December) and First Street (which has seen an average of 110 men per night). *It has been suggested the shelter would serve as many as 400 men or more; that is simply not accurate.* The highest count at First Street reached 130 men and the pre-pandemic highs topped out at 170. However, we anticipate implementing changes in shelter policies that would remove some of the barriers to entry and encourage its use by those who have opted, in the past, to sleep on the street or in City parks. Our goal is to establish a shelter that is more welcoming and accessible to those we seek to serve.

***Why not First Street:***

The City and Madison Public Market Foundation have been planning to locate the Madison Public Market at the intersection of First and Johnson for several years. We are very close to being able to start construction. There are several logistical and financial considerations for why the Madison Public Market cannot easily move from the First and Johnson site to another property.

*MarketReady and Vendors-* Potential Public Market vendors have been planning on a location at First and Johnson and a project that is intended to open in late 2022/early 2023. The change of location and delay caused by needing to find and plan for a new site will negatively impact future Public Market vendors, as it would cause a minimum of a year delay.

*Market Study, Business Plan, and Construction Documents-* The City and Foundation have completed a Market Study and Business Plan for the First and Johnson site. Further, the architectural plans have been completed and construction documents are almost finished. This work has cost the City nearly \$1 million, and most of it cannot be transferred to another property. If the market moved, most of this work would need to be done over, at a significant cost in cash and time.

*City Ownership of Building as In-Kind Contribution-* The City of Madison already owns the First and Johnson building and will continue to do so, leasing the space to the Public Market Foundation at a nominal rate. To move the Public Market to another site would significantly increase project costs, as the City would need to purchase a new building/site. Further, the First and Johnson building is in generally good condition and suited to the needs of a Public Market. An alternative building/site may require additional construction costs.

*Project Funding-* Moving the Public Market to another site would have significant impact on all three sources of project funding. First, the source of the City's \$7 million contribution is

TID #36 funds. TID #36 is the City's healthiest TID and the City will be able to repay this debt in a very short amount of time; the same may not hold true for a site located elsewhere. The City and Foundation's current discussion with the Federal EDA regarding financial support is directly tied to this site; we would need to re-apply and start over for a new property. Further, our ability to take advantage of Federal stimulus currently available is enhanced by having a development-ready project; the same will not be true if we shift sites. Finally, we cannot guarantee that the Foundation's private financial supporters will transfer their commitment to another property.

***Services and Associated Costs:***

There is much interest in the scope of services that will be offered at the shelter. The intent is that this become a full-service facility. The goal is to not just provide short-term emergency shelter but also help shelter guests overcome the challenges that have contributed to their housing insecurity. I would point out that this will be a joint effort with Dane County. Thus, decisions regarding the full range of services have yet to be decided but they will likely address such things as:

- Housing navigation
- Case management
- Employment assistance
- Primary health care
- Behavioral health counseling
- Addiction recovery

I should note that many of these services already exist within our community but are, perhaps, not as available or accessible for this population as they need to be. We are not planning a facility where homeless men will live but rather one that will offer short-term shelter, and a path toward stable housing. A high functioning shelter is likely to require in the range of \$1.5 - \$2.0 million to operate and it will be our challenge to find and utilize resources within our systems to help meet these costs.

***Equity in Communication:***

I want to acknowledge that many of you may be getting emails from those vocal about why this is not the right location. I ask that you consider the voices of those who might be for this but do not have access to tools and resources to make their opinions public (resources such as computer, internet and the skills speak publicly or submit public comment).

I strongly believe now is the time to establish permanent solution to housing men experiencing homelessness. I hope you find these notes useful for Tuesday's discussion. We cannot go back to the church basements. We need a purpose-built shelter in our community, and this site presents the best chance we have of achieving that.

Mayor Satya



**From:** [DANIELLE VARNELL](#)  
**To:** [council](#)  
**Subject:** Zeier Road Homeless Mens Shelter  
**Date:** Thursday, March 25, 2021 11:53:44 AM

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

City Council Members,

My husband and I have lived in Ridgewood Valley Edition for 15 years. We are raising our two children here. Next week we will be looking at new homes. IF this project comes to fruition our neighborhood will lose long standing homeowners and neighbors. We aren't alone. We shop here, our friends are here and our children attend school here.

The plan to rebuild the east side had many of us so hopeful as we've had to sit by and watched it deteriorate over the years. One by one businesses we would frequent would close. Owners we came to know and do our best to support could no longer afford to remain in business.

This new plan gave us hope. And then we heard the news of the Mens Shelter. Albeit, we are well aware of the need for housing the mass of men in one area is definitely not the answer.

As a nurse in the local Urgent Care I am more than aware of the homeless problem in our area. I see them, talk to them and try to find them psychiatric care, drug rehabilitation and medication on a daily basis. Often times I have to send them on without having been able to help.

We are not doing these men any favors by putting them all in one 'container'. Not only is this the most inhumane idea I've ever heard its the most dangerous. You have men going through withdrawal, some with violent histories, uncontrolled schizophrenia. These are just two that I met last week. We had to call the police because of the violent nature of one. Another berated our very seasoned security officer and he called 911. This was after the man soiled himself and spread it all over the bathroom, scared other patients (who left before being seen) and left his soiled clothing all over the main area of our clinic. He was verbally and physically abusive to the security officer.. The police were called and when they arrived, they knew him. By name.

I have been threatened and verbally abused repeatedly by the men you want to send out by the hundreds, every morning, with no place to go. This is my neighborhood that you'll be sending them out into. Where my kids ride bike, play with friends, meet friends at the nearby park, walk our dog. I can't, in good conscience, let this continue if I know what they could encounter.

I know what the majority of the men housed here with be suffering with. I've talked with them at length and I know the lack of help our city has for them. They can't afford housing, they can't get jobs, they can afford medication and our social services are spread so thin they wait forever for assistance and many times they never get it.

How are we magically going to come to the aid of these men? How is putting them all in one location helping them? It isn't. It's helping he mayor get them out of her vision. It's her being able to pat herself on the back and move on. I know many backing this have their hearts in the right place and their desperate to begin this process. I know how hard they've searched for the right location but Zeier Road is not the answer.

We do need shelters! We do need to help our peers. But not in a mass structure. We need smaller facilities and monies used for this mass structure to be dispersed adequately. We need to hire social workers and psychiatrists, offer classes to build resumes and get these men the medical care and medication they need.

I am asking that you be the voice of reason for all who feel we do not have a voice. Read the conversations in



Nextdoor, read the emails and the letters and take the calls. You will hear many amazing ideas to resolve this issues.  
Just because we don't want a mass structure does not mean we don't want to help.

Thank you for you time,  
Danielle "angel" Varnell

**From:** [Schauer, Andrew](#)  
**To:** [All Alders](#); [Mayor](#)  
**Subject:** Zeier Road Shelter  
**Date:** Monday, March 29, 2021 8:15:53 PM

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

Dear Alders and Mayor,

As a County Board Supervisor, I know how e-mails blend together on hot topic issues in front of us. I am writing to you with my comments because I may not be able to attend the meetings tomorrow due to unavoidable work conflicts. Here are my thoughts, which are shared by the great majority of people in my district with whom I have discussed this matter. (They are generally the same comments I made to the State Journal.)

-Having learned even more about the size and scope of the project, and having heard my constituent's concerns about the project in its current location, I want to let you know that my position on this project has changed from cautious approval to strong opposition. There are better ways to approach our homelessness challenge than to put a sole facility of this size in that specific spot. A facility of that size will hinder local minority-owned businesses, such as the Global Market, which has invested a great deal into the revitalization of that area. It will also impede the revitalization of East Towne Mall, which needs help, not additional challenges, in moving forward in this new era of determining what malls and brick-and-mortar retail will look.

-The City should change its approach to this problem to include 2-4 smaller facilities spread throughout the city, as opposed to one location that could end up housing hundreds of people. This approach, while more expensive, and with additional administrative challenges, would be both more humane to the people being housed, but would also lessen any negative impact on any one neighborhood. If I know anything about Madison, it's that if there's a more humane way to approach a problem, they have found it.

-I believe that the Mayor's comments that "there is no plan B," and that opposition to the plan as currently proposed is "moving backward" on this issue, are shortsighted. We all agree that the problem of homelessness in our city needs to be approached with urgency, but we should not fall so in love with our current plans to the point of becoming closed off to better ideas, especially at this point in the process.

-The concerns of these Asian business owners need to be heard. (Please see the WKOW article of March 27 entitled "Restaurant, business owners concerned about proposed Madison homeless shelter and the attached signed petition.") They are people of color who understand business and job creation better than most of Madison ever will. If this location and the size of this facility threatens Global Market and East Towne Mall, all the City

will have accomplished is creating more jobless and soon-to-be homeless people of color in our city.

-We need not one shelter, but multiple locations across the city which can solve this problem with smaller facilities which treat our homeless people with respect and dignity, while not threatening minority-owned businesses.

In short, please vote down this purchase, and instruct city staff to continue the search for more appropriate sites to provide these needed services.

Best,

Andrew Schauer

County Board Supervisor, 21st District

Sent Securely via TLS from County of Dane by  
**Proofpoint**



Veldran, Lisa

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**From:** Christine Ameigh <christinemarie\_33@yahoo.com>  
**Sent:** Friday, March 12, 2021 4:54 PM  
**To:** All Alders  
**Subject:** Men's shelter

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

Greetings-

I am writing today to ask you to support the new men's shelter on the next vote. It is an amazing opportunity to help out our homeless citizens and it is long overdue.

"As the Mayor says in her blog, this is a huge opportunity for us and a chance for us to provide services in a whole new way to folks in our community. The City has been looking for the "perfect" site for over a year now. Guess what....I'll admit nothing is perfect. This site though has so much great potential and we can work to address imperfections over the next two years of development".

Thank you,

Christine Ameigh  
Owner, Slide Gourmet Potato Chips  
Owner, Christine's Kitchens  
Pronouns (she/her)

Veldran, Lisa

**From:** Adam Kleman <a.kleman@icloud.com>  
**Sent:** Monday, March 15, 2021 1:07 PM  
**To:** All Alders; Mayor; Common Council Executive Committee  
**Cc:** Verveer, Michael  
**Subject:** 63920 - support men's homeless shelter  
**Attachments:** 63920 - support men's shelter.pdf; ATT00001.htm

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

note: document is also attached as PDF

Dear Alders, Committee Members, and Mayor Rhodes-Conway,

You should support the purchase of the new homeless men's shelter at 2002 Zeier Rd. Having a more permanent and well-equipped facility will better address homelessness in Madison than what we're currently using. I volunteer working with homeless people - these are people who need help, not menaces to society as those opposed seem to believe. At the July 2019 point-in-time count there were 238 people unsheltered in the county, sleeping outside or in cars. A new shelter will help reduce this number. People need stability to get back on their feet. The concerns based on new real estate developments are unfounded - previously the shelter was hosted around Capitol Square, and there has been plenty of new development and tenants around there the past several years.

I read several of the public comments opposing this resolution. Some of them made me sick with their fearmongering and lack of empathy. Moreover, the lack of sound logic in these arguments compelled me to respond. These people suggest all manner of catastrophic outcomes will be assured should the shelter be placed at Zeier Rd. Most of these claims are not sourced or supported by any evidence.

Below I'd like to address some of the claims made by Tachbrook Management in public comments, because I don't believe their conclusions are supported by what they cite:

**RAND/UPenn study on crime near shelters:**

**Claim:** "When shelters open we find that within 100 meters of the shelter total property and mischief increases by 56.3%."

**Analysis:** This study<sup>1</sup> focuses on temporary winter-only shelters in the city of Vancouver, BC. The authors also suggest increased rates may be affected by increased policing in areas with shelters. Their confidence intervals on their estimates also strike me as extremely large: for "mischief", the estimated percent increase 100m from a shelter was 26.3%, with a 95% confidence interval from -9.7 to 76.7%. Also, this study actually shows a 33.5% decrease in commercial property breaking and entering near shelters, suggesting Zeier Rd is an ideal location. Perhaps nearby business owners should be welcoming this shelter? Regardless, I don't have to tell you that Madison is not Vancouver. Given the differences in resources, conditions, and type of shelter I would not expect the same results from a city like Madison or this men's shelter specifically.

**Claim:** "Approximately 38% of Vancouver's sheltered homeless population reported suffering from mental illness and 53% from an addiction."

**Analysis:** Okay... so we should do less to help these people? I fail to see how the commentator saw this as a point against the men's shelter, clearly people are suffering and we need to do something about it.

**Property values:** *Even if decreased property values were a certainty, people should come first. However, I haven't seen convincing evidence that property values would fall.*

**Claim:** "According to [Realtors.com](https://www.realtors.com), property values will go down on average 12.7%."



**Analysis:** The article<sup>2</sup> does not say where that number came from. Further, the direct quote is this: "Shelter locations...are often limited to less prime areas in the city where home values are about 13% less." This implies that the shelters were placed in areas that were *already* valued less. If they provided some source on their data we could dig in some more, but with what's been provided they may as well have made up that number (but again, I'm not sure [realtor.com](http://realtor.com) was even making the same claim as the commentor).

**Claim:** "According to the NY City's Budget Office, 'Manhattan houses located near shelters lost as much as 17% of their value'."

**Analysis:** The New York Post article<sup>3</sup> cited for this claim goes on to mention several groups contesting the methodology of this report, including New York City Hall. Note that the report in question<sup>4</sup> appears to have been authored by a single person and as far as I can tell was not subjected to any peer review.

### Public Safety:

**Claim:** "'homeless have a higher overall arrest rate, the majority of offenses for which they are arrested for public intoxication, followed by theft / shoplifting, violation of city ordinances and burglary.'"

**Analysis:** This is a direct quote from the study's abstract and is robbed of context (see below). It's weird that this is from 1989 - was there not something more recent available? Anyway, to start, this study<sup>5</sup> is looking at homeless arrests in general (in 1984 Austin, TX), not localized to shelters. Homeless people will still be in our community whether or not this shelter is here - and having it can only help. Further, the structure of this sentence makes it seem like theft is a large proportion of this, here are the percentages for the things mentioned: public intoxication: 50.8%, Larceny- theft - 13.7%, violation of ordinances: 8.1%, burglary 5.7%. The authors of that article provide some analysis: "...while homeless males are arrested more frequently than non-homeless males, most of their offenses are relatively minor and victimless. While involvement in crime by the homeless is fairly extensive, the preponderance of it is **not the kind of crime that poses a direct threat to domiciled citizens.**" (emphasis mine) Ironically, the authors go on to lament public perceptions of criminality among homeless people, saying these inaccurate perceptions can lead to "a set of policies, ranging from criminalizing begging and scavenging to **blocking shelter construction**, that exacerbate the plight of the homeless and narrow their options for survival" (emphasis mine), noting that *these policies could lead to more serious crime*. It seems the authors of this study would actually support this men's shelter!

If a development company truly thinks so callously and ignorantly about homeless people, I don't want them involved in our community. When the claims they make of negative effects are so poorly supported, we cannot take them seriously. I would hope that these aren't their true thoughts, and implore them to resist their knee-jerk reaction to homeless people and seek to understand how to be part of the solution.

We should use our community resources to take care of people, and to help them when they need it most. Again, I encourage you to consider where the previous shelters in our city have been, last time I checked property values around the square were doing fine and many people still want to live there. A development company that acts with compassion to all members of the community would be welcome in my neighborhood. If the presence of a shelter causes them to cancel their development, so be it. I for one would gladly live next door to a shelter, because I'd know that was a community that cared about its most vulnerable members.

As it stands it seems the only reason not to purchase this property is because a development company is threatening to cancel a project that will bring tax revenue to the city (as explained above, I believe their reasons for this cancellation are unfounded). What good is extra tax revenue if we don't use it to help people? Can't we hold out for a developer who will seek to improve conditions for our community's most vulnerable? **Caring for our neighbors is a moral imperative, but even if it wasn't, the opposition to the Zeier Rd Shelter makes no sense.** Please, put people before capital, and don't give into demands based on dislike of homeless people and fear.

Please let me know that you have considered these points. Thank you for your time,

Adam Kleman



References

- <sup>1</sup> <https://link.springer.com/article/10.1007/s11292-017-9320-4#Bib1>
- <sup>2</sup> <https://www.realtor.com/news/trends/things-that-affect-your-property-value/>
- <sup>3</sup> <https://nypost.com/2019/09/25/homeless-shelters-drop-manhattan-property-values-by-up-to-17-study/>
- <sup>4</sup> <https://ibo.nyc.ny.us/iboreports/close-to-home-does-proximity-to-a-homeless-shelter-affect-residential-property-values-in-manhattan-2019.pdf>
- <sup>5</sup> <https://doi.org/10.2307/3096817>

15 March 2021

63920 - Men's homeless shelter resolution

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15 March 2021

63920 - Men's homeless shelter resolution

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15 March 2021

63920 - Men's homeless shelter resolution

We should use our community resources to take care of people, and to help them when they need it most. Again, I encourage you to consider where the previous shelters in our city have been, last time I checked property values around the square were doing fine and many people still want to live there. A development company that acts with compassion to all members of the community would be welcome in my neighborhood. If the presence of a shelter causes them to cancel their development, so be it. I for one would gladly live next door to a shelter, because I'd know that was a community that cared about its most vulnerable members.

As it stands it seems the only reason not to purchase this property is because a development company is threatening to cancel a project that will bring tax revenue to the city (as explained above, I believe their reasons for this cancellation are unfounded). What good is extra tax revenue if we don't use it to help people? Can't we hold out for a developer who will seek to improve conditions for our community's most vulnerable? **Caring for our neighbors is a moral imperative, but even if it wasn't, the opposition to the Zeier Rd Shelter makes no sense.** Please, put people before capital, and don't give into demands based on dislike of homeless people and fear.

Thank you for your consideration,

Adam Kleman

District 4 Resident

#### References

<sup>1</sup> <https://link.springer.com/article/10.1007/s11292-017-9320-4#Bib1>

<sup>2</sup> <https://www.realtor.com/news/trends/things-that-affect-your-property-value/>

<sup>3</sup> <https://nypost.com/2019/09/25/homeless-shelters-drop-manhattan-property-values-by-up-to-17-study/>

<sup>4</sup> <https://ibo.nyc.ny.us/iboreports/close-to-home-does-proximity-to-a-homeless-shelter-affect-residential-property-values-in-manhattan-2019.pdf>

<sup>5</sup> <https://doi.org/10.2307/3096817>



Veldran, Lisa

**From:** Global Market, LLC <gmlc2019@gmail.com>  
**Sent:** Sunday, March 21, 2021 9:56 PM  
**To:** Finance Committee; Baldeh, Samba; All Alders; Mayor  
**Subject:** About the proposed men's shelter project on 2002 Zeier Road

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

Dear Finance Committee Members, Alders, and Mayor Rhodes-Conway,

I am writing on behalf of the property owners of 2161 Zeier Road (previous ToyRus, now the Global Market), the operators of the Asian grocery store Global Market, and the 14 food vendor operators in the Food Hall, to you to express our deep concern about, the firm opposition against, and the desperate frustration over the proposed men's shelter project on 2002 Zeier Road.

Almost all owners, operators and the 14 food vendors are from the Asian American community in the Madison area. Many of them are hardworking first generation immigrants, and may have language barriers to be able to share their thoughts, concerns, and feelings with you on this matter. Yet their voices should not be ignored or unheard. I hope this message could serve as a way to help facilitate that purpose.

In 2019, we were attracted by the city's calling to revitalize the East Towne Mall area. We hope to participate in this revitalization effort by introducing the concept of combining shopping with dining with an Asian street market experience, which has been a trend in the East and West coastal areas in the U.S. but would be groundbreaking in Madison and surrounding areas. We hope it attracts tourists and visitors from near and far, and brings new energy and blood to the East Towne Mall area. We also consider this project an effort to help creating jobs for the minority communities (East Asian, South East Asian, and Hispanic) who often suffer from language deficiency in the job market, and help resource constrained families (many being female headed) to start their first business by lowering the entry bar: instead of building a new restaurant, they can just rent the space at affordable pricing. The idea is similar to Madison's Public Market, and we actually had worked with the Public Market team to share the vision to help the community and resources we had. All in all, we believed it would be a win-win for all.

The pandemic is unexpected and hits everybody and all economic sectors, especially the food service sector. We worked hard to keep going during the unprecedented hardship. The grocery store and the vendors have walked together, hand-in-hand, trying to keep afloat and our hope is the rebounding demand for food, leisure shoppers, and tourism post-pandemic. Everyone has put in their life savings into their businesses to keep it alive. Among them, there are a young lady taking loans from her immigrant parents from Cambodia (with their life savings) to keep her first business moving forward; sisters-in-laws of two Hmong families putting their resources together; husband and wife from Singapore to count on past savings; and Chinese ladies working extended hours to "save" on operating cost.

The exacerbating economy had already led to increased safety issues for the market and food hall. We have witnessed an increasing incidence of shoplifting, robbery, and vehicle glass breaking-in. The market had to spend extra money (out of the already tight budget) to install additional safety doors, gated entrance, and surveillance camera. The female workers and vendors had to take extra cautious steps when leaving for the day late in the evening. We all had hoped that things would get better when the economy reopens and people are able to return to work.

However, the hope for a bright future has got a big slam when we heard about the proposed shelter project across the street. HOPELESS. That is the one and only word our vendors, workers, and operators could utter at this moment. This is a particular hard moment for the Asian American community. Given the rising Asian hatred behavior in the past and current days, we felt extremely vulnerable and helpless. We understand and know the pain of being neglected. Those to be helped by the shelter project are in pain and need help. But the shelter should not belong to the revitalizing commercial area, which was designed and meant for casual shopping, dining, walking and relaxing activities. The

revitalized area is meant to generate more employment for many low income families; higher tax revenues to help the city provide better and more public services; and more diversified business and life communities to attract more growth.

I attended the neighborhood hearing meeting on March 12. I spoke there and said that the project was killing the hen that could lay eggs for everyone. I heard the speaker representing a developer said that they will cancel their mega plan in the area. If we knew what would happen today back in 2019, we would do the same thing as they do. Yet, we are stuck here, helpless, hopeless, and vulnerable...

Thank you for listening to us.

Best,

Guanming Shi (representing Global Market Property, LLC, Global Market, LLC, and 14 vendors in the Food Hall in Global Market)

Global Market, LLC  
Global Market & Food Hall  
2161 Zeier Road  
Madison, WI 53704



Veldran, Lisa

**From:** Andrea Montecchi <montecchiaa@outlook.com>  
**Sent:** Tuesday, March 30, 2021 10:06 AM  
**To:** Harrington-McKinney, Barbara; Heck, Patrick; Lemmer, Lindsay; Verveer, Michael; Bidar, Shiva; Rummel, Marsha; Wehelie, Nasra H; Prestigiacomo, Max; Skidmore, Paul; Henak, Zachary; Martin, Arvina; Abbas, Syed; Evers, Tag; Carter, Sheri; Foster, Grant; Tierney, Michael; Baldeh, Samba; Kemble, Rebecca; Furman, Keith; Albouras, Christian; Common Council Executive Committee; All Alders  
**Cc:** andrea.phenix@outlook.com; mark@phenixsalonsuiteswisconsin.com  
**Subject:** Letter in opposition to the proposed Men's Shelter in Zeier Road (District 17)  
**Importance:** High

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

City Council Members;

By means of introduction I am the Owner and Managing Partner of Phenix Salon Suites in Madison, WI (we have 2 locations - East & West Madison. Each location amounts to a \$1 Million investment in the building and community along with enabling the establishment and operation of 40-50 independent small businesses within each location. These businesses are largely (>80%) operated and frequented by women.

Before commencing, I also need to acknowledge that assisting those who are homeless or vagrant, is a challenging task and although necessary and humane, is always met with resistance as there is no solution that does not present risk. I have personally experienced some aspects of this problem through extended family members and appreciate the complexity of the situation, and therefore any solution.

That said, the proposed initiative is the wrong solution in the wrong location. I am writing to this body to oppose the said proposal.

During the lengthy Finance Committee Meeting held Friday the 19<sup>th</sup> of March, it was clearly articulated that this location is not the 1<sup>st</sup> or best choice for this initiative. Rather, it is literally the last option identified. The last option does not equate to a good or right option. In fact, pushing this through further threatens the community.

This approach is troubling in many ways. This site selection is clearly one resulting from a lack of other options. Yet when I (and others) inquired in previous sessions about impact studies that have been conducted, there are none (no community, business, traffic, crime, etc. studies of any sort). The fact that the city is about to approve a transient men's shelter with a potential capacity of more than 400 beds in any community without having done the necessary assessment is irresponsible. Is the fact that there are no impact studies an acknowledgement that results of the studies would identify significant negative results?

The size of this shelter and concentration of the associated negative aspects for the community are far greater than the generic vision being discussed in the meetings we attend. Which brings me to the next point. These decisions are being based on a "vision". That is wonderful, however a vision without a clear plan to achieve it, controls to ensure the actions are attaining the results necessary, and the collaboration within the community that will be impacted is destined to fail. There appears to be a tremendous amount of work in planning and preparation that must take place before any further action is taken to move forward.

The vision as described in the last session is admirable. However, the practicality of that vision with no plan, results in a high concentration of negative factors, that are likely going to prevent that vision from becoming reality, therefore resulting in what is at best a misuse of precious assets, and at its worst...the further deterioration of the community. Just as hope is not a plan, a vision is not a plan. The repercussions of an interim state in which the details, processes, and controls are not in place will be catastrophic to this community. It is equally notable that many people who have far greater experience in operating shelters

and directly helping the vagrant population have all stated that these types of services are best delivered through smaller local shelters rather than large facilities.

It greatly concerns me to hear that the staff references crime rate comparisons to other similar efforts in other cities as the benchmark. Crime rates in those comparisons have increased and that only refers to the rates of convictions. However, the real impact to the community is in the form of claims and nuisances, things that may occur that do not qualify as "crimes" but are ever present and destroy residents and businesses sense of safety, within the community. The impacts of these elements are very real and cannot be understated. It is an issue now and will only be exacerbated with the proposal being brought forward. As Capt. Gary discussed in one session, the police department would not have jurisdiction over non-criminal activities.

It should not be lost on any Council Member or the Mayor that just one week ago, there was a shooting at a homeless shelter shooting incident on the 24<sup>th</sup> of March. While tragic in and of itself, this should come as a warning of the negative impact that this proposal can have on the vagrants themselves, as well as the community. This effort (as it stands today) is minimally irresponsible, potentially devastating.

In the end this proposal (as it stands today) only aspirationally seeks to help the vagrant men's population, and simultaneously therefore creates a concentration of negative consequences within the community at large.

Andrea A. Montecchi

President Ascensione Holdings  
Owner/Managing Partner Phenix Salon Suites  
(608) 338 – 7452

[Andrea.phenix@outlook.com](mailto:Andrea.phenix@outlook.com)



Veldran, Lisa

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**From:** bonniejheld@yahoo.com  
**Sent:** Tuesday, March 30, 2021 10:26 AM  
**To:** All Alders  
**Subject:** [All Alders] Men's Shelter in Saver's Building

**Recipient:** All Alders

**Name:** Bonnie Held  
**Address:** 5115 Autumn Leaf Ln, Apt 179, Madison, WI 53704  
**Email:** bonniejheld@yahoo.com

**Would you like us to contact you?** No, do not contact me

**Message:**

I live closely to the proposed men's shelter by East Towne Mall. Seems as if East Madison has become a dumping ground for the indigent and down trodden. The homeless should be spread out amongst our community. I understand proposed development will not go forward if this takes place, not to mention it will precipitate the closing of East Towne. Please vote against this proposal.



Veldran, Lisa

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**From:** 1wolfchris@gmail.com  
**Sent:** Tuesday, March 30, 2021 11:20 AM  
**To:** All Alders  
**Subject:** [All Alders] Vote no to homeless shelter east Towne site

**Recipient:** All Alders

**Name:** Chris Wolf  
**Address:** 4617 Eldorado Ln, Madison, Wi 53716  
**Email:** 1wolfchris@gmail.com

**Would you like us to contact you?** Yes, by email

**Message:**

Please vote no to the proposed East Towne site. This is a good opportunity to revitalize our Far East side Madison. Either pick a site that is outside the major shopping/dining/movie area of east Madison or let the shelter remain where it is now. AND then put the public market at East Towne. This would allow downtowners take the "wonderful" metro express to the market while at the same time everyone else have parking to actually go to the public market. IF you truly want anyone else to go to the public market. There is no parking available at metro site. Downtowners/near downtowners should not always get their way. Rest of the city are taxpayers too please think of them too for once. The city over the years has pushed many businesses to move to Sun Prairie Menards, rocky Roccoco, etc - are you going to finish the job and kill the remaining area in east side? If so, welcome to a city promoted destroyed area. Shame

Veldran, Lisa

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**From:** brickljan@gmail.com  
**Sent:** Tuesday, March 30, 2021 11:24 AM  
**To:** All Alders  
**Subject:** [All Alders] East Towne Mens Homeless shelter

**Recipient:** All Alders

**Name:** Janyce Brickl  
**Address:** 3942 Rieder Rd, Madison, WI 53704  
**Phone:** 608-695-2030  
**Email:** brickljan@gmail.com

**Would you like us to contact you?** Yes, by email

**Message:**

How is it East Towne area already has Porchlight homeless shelter and many homeless in the area hotels around East Towne not to mention the gang activity that is also in the area. I have heard East Towne is a hangout for drug dealers and users were they make a number of their "connections"  
I have not seen any new development that adds jobs or revenue to this area appears to be the Madison Planners the dumping area for the negative city issues. Also, this men's homeless shelter is suppose to be the largest in the Midwest as opposed to other cities that have smaller facilities throughout their cities. Build it and they shall come...How is it there is a Plan right now to redevelop West Towne and bring in more revenue producing jobs yet the East side is getting pounded with negative consequences?

Would also like to add this is not fair to the homeless Community, they will be thrown into a building all together causing more violence and less of a atmosphere of adjustment to what what real community life should be for them! Also, please note there is an actual investor in the East Towne area that is looking to add a significant amt of new development to the back of East Towne Area and he said He will NOT move forward if this homeless men's shelter is approved for East Towne area. IT should stay where it is at on corner of 1st and Johnson St and Market should be moved to East Towne, it will fit in w the Market that just moved into the strip mall just outside of East Towne mall. The name of the investor is James Settle, please don't mess this up

Note: I am also concerned as their is no restrictions on who can stay at the Mens shelter ..Our Dane County community dollars can be spent on supporting people from Chicago, St. Louis, Gary Indiana, Milwaukee,...as I said build it and they will come. Being so close to interstate it will easy for them to sell drugs and just stay at homeless shelter overnight and be on their way.



Veldran, Lisa

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**From:** brickljan@gmail.com  
**Sent:** Tuesday, March 30, 2021 11:25 AM  
**To:** All Alders  
**Subject:** [All Alders] East Towne Mens Homeless shelter

**Recipient:** All Alders

**Name:** Janyce Brickl  
**Address:** 3942 Rieder Rd, Madison, WI 53704  
**Phone:** 608-695-2030  
**Email:** brickljan@gmail.com

**Would you like us to contact you?** Yes, by email

**Message:**

How is it East Towne area already has Porchlight homeless shelter and many homeless in the area hotels around East Towne not to mention the gang activity that is also in the area. I have heard East Towne is a hangout for drug dealers and users were they make a number of their "connections"

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Note: I am also concerned as their is no restrictions on who can stay at the Mens shelter ..Our Dane County community dollars can be spent on supporting people from Chicago, St. Louis, Gary Indiana, Milwaukee,,as I said build it and they will come. Being so close to interstate it will easy for them to sell drugs and just stay at homeless shelter overnight and be on their way.



Veldran, Lisa

From: Linda Ketcham <linda@justdane.org>  
Sent: Tuesday, March 30, 2021 11:28 AM  
To: All Alders  
Subject: Proposed site for new mens shelter

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

Dear Alders:

I am writing on behalf of JustDane to express our support of Item 63920 on the Madison Common Council Agenda, purchase of the Zeier Road site for a men's shelter. In 1985, an organization named Transitional Housing opened the men's shelter at Grace Episcopal Church. That organization was incubated under Madison-area Urban Ministry and later merged in 2004 with another organization, CHAS to become part of Porchlight. The creation of the men's shelter at Grace Episcopal Church was in response to a growing need in our community, a need that still exists and, due to the pandemic and a critical shortage of affordable housing in this community continues to grow.

We support Amending the 2021 Adopted Capital Budget to accept and appropriate \$3 million from Dane County Housing and authorizing the City's execution of a Purchase and Sale Agreement between the City of Madison and BIP Entreprises, LLC for the purchase of the property located at 2002 Zeier Road in the City of Madison for homeless shelter purposes.

The City-County Homeless Issues Committee unanimously voted in support of this site as the new home for the shelter. We recognize that, as we have seen with other proposed sites, there will always be a NIMBY response to a proposed shelter. The opposition of high end condo developers to this proposal should not be an impediment to its approval. The lack of affordable housing in Dane County is real and has contributed to growing homelessness. We know that there will be individuals who will exploit the recent shooting at the shelter, using it as a reason to oppose it. We would point out that incidents of gun violence in our city and country are relatively common at gas stations, malls, movie theatres, bars, but we don't typically use those incidents as a rationale not to allow development of a mall, theatre, gas station, bar, etc... Since the opening of the shelter in 1985 the incident last week was the first of its kind in



the men's shelter in our community in 35 years of operation and there are safety protocols that have already been put in place to prevent any further incidents.

City Community Development staff have done an excellent job assessing the site needs for a new shelter, looking at locating it centrally in our county and looking for a site that would allow creation of a site that better met the needs of individuals experiencing homelessness in our community. The current proposed site would allow space for additional supportive services to be housed at the shelter, services that would better support the individuals using the shelter, including supportive services that can help de-escalate potential conflicts. The last several years of site development for a new shelter (Messner Building, the old day care purchased by Princeton Club) have clearly demonstrated the reality that there will likely never be a site selected that will not meet with opposition. The question for us as a community is whether we are committed to supporting all of our residents, whether we truly believe the resolution passed by this Council years ago declaring that "Housing is a Human Right" and lead with compassion and courage rather than by fear and discrimination.

we urge you to vote "yes" to the purchase of the site at 2002 Zeier Road for the development of a new men's shelter that will create a more holistic approach to our shelter system and afford greater supports for individuals experiencing homelessness

sincerely,

Linda Ketcham (she, her, hers)  
Executive Director  
Madison-area Urban Ministry, Inc. (dba JustDane)  
2115 S. Park St.  
Madison, WI 53713  
608-256-0906  
She, her, hers

*"Compassion and justice are companions, not choices." Wm. Sloane Coffin*



Veldran, Lisa

**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

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

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](mailto: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

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

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*



**McFarlane Mfg. Co., Inc.**  
1330 Dallas St.  
Sauk City, WI. 53583  
m. (814)591-2911 p. (608) 643-3322 x205  
<http://www.mcfarlanemfg.com/>

Veldran, Lisa

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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

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

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



Veldran, Lisa

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**From:** Shannon Barry <shanzke74@gmail.com>  
**Sent:** Tuesday, March 30, 2021 12:36 PM  
**To:** All Alders  
**Subject:** Common Council Meeting Agenda Item #54 pertaining to the purchase of 2002 Zeier Road for a Permanent Men's Shelter

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

Dear Common Council Members,  
I am writing to enthusiastically support the purchase of 2002 Zeier Road for the permanent men's homeless shelter.

I am a resident of District 12 and live a block and a half away from the temporary shelter on First Street. I have found the shelter to be well run by the professionals of Porchlight and the guests of the shelter to be courteous and respectful of our neighborhood. My young child and I are often outside playing or walking in our neighborhood and the guests of the shelter we have encountered have always been very polite to us.

Additionally, I work for a nearby non-profit which also runs a shelter. I realize how challenging it can be to navigate the many misconceptions community members have of individuals and families who need shelter services. In my experience of working and volunteering for more than twenty years with an organization that runs a shelter, I can say with utmost sincerity that individuals and families who are facing life challenges which result in them needing shelter services are really no different than the rest of us. Many of them have been subject to circumstances beyond their control (for example, loss of a job due to a company downsizing during an economic recession, a child's illness which has been costly or resulted in them leaving employment to care for that child, returning from active duty with the scars of PTSD and little community support, domestic violence and a home situation which has turned potentially lethal for themselves or their children, as well as others). Many of them are working hard to find sustainable employment or permanent housing and need the support of the shelter for a place to sleep, a shower, and meals to help them get back on their feet.

It is my sincere hope that this purchase moves forward and finally provides a shelter for this vulnerable population which reflects the compassion of our City for those who may need our assistance.

Thank you for your consideration and for your service to our City.

Sincerely,  
Shannon Barry  
110 N. 2nd St.  
Madison, WI 53704



Veldran, Lisa

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

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

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: Bonnie Roe <bonnie.roe@gmail.com>  
Sent: Tuesday, March 30, 2021 1:49 PM  
To: Rhodes-Conway, Satya V.; Bottari, Mary; All Alders; Henak, Zachary  
Subject: Men's Homeless Shelter

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

Dear Mayor, Mayor's Chief of Staff, and Alders,

I am writing in opposition to #63920, SUBSTITUTE - Amending the 2021 Adopted Capital Budget for the Community Development Division's Men's Homeless Shelter capital project to accept and appropriate \$3 million from Dane County and authorizing the City's execution of a Purchase and Sale Agreement between the City of Madison and BIP Enterprises, LLC, or their successors and assigns, for the purchase of the property located at 2002 Zeier Road in the City of Madison for homeless shelter purposes.

This plan seems rushed through and has not taken the concerns of stakeholders, including neighboring businesses, east side constituents, and even the men it will serve, into consideration. The number of men this shelter would house is very concerning. I agree we have a big problem which will require bold solutions, but to house so many men in one location does not seem like a wise move to me. Safety concerns are paramount, as illustrated by the shooting that occurred last week. I have heard concerns that there are no metal detectors, that guns among residents of the shelter are common, and there is no deterrent against weapons and drugs.

The infrastructure surrounding this proposed shelter is not stable. The distance between downtown services like the Beacon are too far away, and residents will not be set up for success.

Please slow the process down and be sure to assess every issue before moving forward. The stakes are too high and the people involved are too important for quick decisions.

Thank you for your consideration,

Bonnie Roe  
District 10  
608-239-1748

Veldran, Lisa

From: Custer, Betty <Betty.Custer@lfg.com>  
Sent: Tuesday, March 30, 2021 1:54 PM  
To: All Alders  
Subject: New men's shelter

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

Dear Alders: I am totally in support of the new shelter. My only concern is the distance from central Madison where the day shelter and other services are located. I hope thought can be given to transportation subsidies in that these economically challenged men will find frequent bus trips to be difficult to fund.

I live on the west side and have my business on the West side so some might think this is an easy thing for me to support. But I would believe if a better site were on the west side I'd support that as well

It seems to me that we as a city have an obligation to meet this need and the constant bickering about where to locate such a center is very dehumanizing to those in need of using it.

I hope the City council will put these men in need ahead of the self interest that is speaking against it

Betty Harris Custer  
14 Pinehurst Circle  
Madison WI 53717

Until further notice, call me at [608-332-6425](tel:608-332-6425)



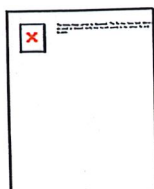
Betty Harris Custer, CFP®, CRPC  
Founding Managing Partner  
[Betty.Custer@LFG.com](mailto:Betty.Custer@LFG.com)



Custer Financial Services  
[406 Science Drive, Suite 310](#)  
[Madison WI 53711-1068](#)

Please visit us at [CusterFinancialServices.com](http://CusterFinancialServices.com)

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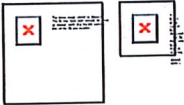
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Veldran, Lisa

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**From:** Joe Duperre <Joe.Duperre@cblproperties.com>  
**Sent:** Tuesday, March 30, 2021 2:25 PM  
**To:** All Alders  
**Subject:** Opposition to Proposed Men's Homeless Shelter - Agenda #54

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March 30, 2021

Common Council

allalders@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 announced in early February. In doing so, I have also had the opportunity to listen to the arguments both for and against the proposal, and it is clear that the city has not performed the necessary due diligence for such a project. It 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 not be in the heart 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 concerns are exaggerated, but the reality is this type of proposal has been tried in other communities, and the results in 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 was 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 a very real potential to decimate that tax base and put many residents who rely on these jobs, and live in communities throughout the city, out of work. I am sure this is not the outcome this Committee wants, but the one we face in the future.

Simply put, this is not the right location.

I urge you to preserve the long-term value of the East Towne neighborhood and not risk its future.

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Veldran, Lisa

From: Sabrina Madison <sabrina@heymissprogress.com>  
Sent: Tuesday, March 30, 2021 3:58 PM  
To: All Alders; Mayor; Vakunta, Linda  
Subject: In support of agenda item #54

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

Hello,

It doesn't seem like a natural action to me, to be sending this email to share that I'm in support of the city purchasing the building on Zier Rd to shelter and serve homeless men.

I mean -- what comes naturally to me is to simply lend my time, skills, and resources to help someone who needs support.

But here I am, asking you to support this effort because it really is the choice that should come naturally to each of you. To choose to provide a safe place for shelter, respite, resources, care, community, hope, food, and so much more. The natural choice should be to support this effort now, especially when there has already been so much work to identify and purchase an adequate location.

Has each of you left the comforts of your own homes to actually spend a few hours with the men who desperately need this shelter? Have you given these men the same attention that you've given the business community? Have you given them the same time and attention as you give the members of your district who presently have secure and safe shelter?

It seems there are folks within your districts as well as some of you who would simply prefer these homeless men disappear from our community. Instead of opposing the very basic human right to safe shelter -- why not chose to be strong advocates for some of the most vulnerable members of our community?

When my son and I came to Madison around 2007 we found a relative who we had not seen nor heard from in a few years. Imagine our joy when we crossed paths. When we learned he was staying in the shelters we offered our home. But this relative was likely just a bit ashamed of his situation and told us that he was okay and getting the help he needed. If anyone knows me well enough, you'll know that I'm going to check on someone until I know they're good. That's what I did for this relative. Through him, I learned about the shelters, Porchlight, and the support he was able to get for housing and employment. I also learned about the shuffling around my relative had to do. The lines he stood in. The number of shelter nights he could use in a year. Him sleeping in parks. Sometimes he'd take my offer to stay with us, other times, he'd just assure me he was okay.

Thanks to the support he received he's in stable employment and stable housing over on Brooks St.

Please choose to be the advocate for some of the move vulnerable members of our community, men like my relative, and get this building purchased so that we're much closer to properly serving these men.

Sincerely,

Sabrina Madison  
Founder & Director,  
[Heymiss Progress](#) + [Progress Center for Black Women](#)

@heymissprogress  
Creating from a love ethic

The Progress Center for Black Women supports Black women, girls, and families around leadership, entrepreneurship and financial freedom.

To read more about me, check out this article from the [Associated Press](#).

Veldran, Lisa

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**From:** stephen\_hefler@hotmail.com  
**Sent:** Tuesday, March 30, 2021 4:01 PM  
**To:** All Alders  
**Subject:** [All Alders] Today is the day to vote against the proposed Men's Shelter on Zeier Rd

**Recipient:** All Alders

**Name:** Stephen Hefler  
**Address:** 1827 Autumn Lake Pkwy, Madison, WI 53718-9135  
**Email:** stephen\_hefler@hotmail.com

**Would you like us to contact you?** No, do not contact me

**Message:**

Dear Members of the Committee,

I ask that you vote against the proposed location for the Men's Shelter on Zeier Rd. My concerns aren't unique as there are many others that express this same wish. I understand the need for a homeless shelter, but this location is not the solution to our communities' problem.

Yes, there are safety concerns to my immediate family living just over a mile away from the proposed location. However, the implications to the businesses surrounding East Towne Mall are equally concerning. This includes the existing business owners and the proposed developments. Has the committee truly taken time to analyze what the affect of placing the large-scale men's shelter at this location will do to the long-term plans for redeveloping the East Towne area? My fear is that existing businesses will shutter, and new developments will be further hindered. To me this seems like an agenda item that the mayor just wants to cross off her list to say it's completed, without considering the long term affects.

Both Alder Samba Baldeh and Candidate Gary Halverson have expressed the thoughts of district 17 residents and business owners. My hope is that you align with them in further finding a solution to the issues of homelessness in our community, with that solution not at the proposed Zeier Rd building.

Thank you for your consideration.  
Stephen Hefler



Veldran, Lisa

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**From:** briantkaye@hotmail.com  
**Sent:** Tuesday, March 30, 2021 4:01 PM  
**To:** All Alders  
**Subject:** [All Alders] East Town Homeless Shelter

**Recipient:** All Alders

**Name:** Brian Kaye  
**Address:** 5585 Tancho Dr. #403, Madison , Wi 53718  
**Phone:** 608-318-2456  
**Email:** briantkaye@hotmail.com

**Would you like us to contact you?** No, do not contact me

**Message:**

I register in adamant opposition to the approval of the proposed East Town area homeless shelter. Vote No! This is a monumentally bad idea that poorly serves the focal population and works against revitalizing the East Town area and tax base. Direct the City to pursue one or more more appropriate sites.

Veldran, Lisa

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**From:** Justice Castaneda  
**Sent:** Tuesday, March 30, 2021 5:07 PM  
**To:** All Alders; Mayor  
**Cc:** Kapusta-Pofahl, Karen  
**Subject:** Common Wealth Development Letter of Support ICO Shelter on Zeier Road  
**Attachments:** Letter to Common Council on Zeier Rd Mens Shelter 3.30.21.pdf

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March 30<sup>th</sup>, 2021

Dear Mayor Satya Rhodes-Conway and Alders of the City of Madison Common Council,

I write to you today on behalf of the staff and Board of Directors of Common Wealth Development, Inc. We are writing you today to express our support for the men's shelter capital project located at 2002 Zeier Road (Item # 63920).

Although the past year has been extremely tumultuous due to racism, systemic oppression, civil unrest, and the continued global pandemic, we feel that it is important for everyone to acknowledge that City of Madison and County of Dane recognized the need to find permanent and supportive shelter for some of the county's most vulnerable and marginalized residents. We also recognize that this has not been without controversy and opposition.

Common Wealth Development has been working to support Madison's residents and neighborhoods for over 41 years, our mission firmly rooted in the belief that housing is an absolute human right. Many of Madison's residents remain unhoused due to the exceptional barriers to healthy, stable housing, further compromising their overall wellbeing and success. Throughout our history, many of the residents of our housing have come from the shelter system.

As an organization working in the realm of workforce development for residents of Madison, we have seen an extraordinary increase in the number of unhoused program participants. From 2018-2019, over 25% of our participants were unhoused or doubled up at intake, and from July 2019 to December of 2020, the number more than doubled (88%). Much of what we hear from participants is that the current shelter system cannot sufficiently serve them due to their particular situation and the lack of overall shelter-beds in Madison.

Lastly, we want to emphasize our support for the professionals employed by the city and at Porchlight, who work tirelessly to support our homeless populations. Over the COVID-19 pandemic, we have witnessed firsthand their overall dedication to their work and to supporting people who do not have adequate housing. Their commitment to the humane treatment of the unsheltered and homeless communities is second to none. We have absolute faith in their collective capacity to

maintain a top-notch shelter, and that they will ensure this new project will be a good neighbor to all residents and businesses in the area.

We hope that you will consider these points when making your decision on the men's shelter on Zeier Road.

--

Respectfully Submitted,



**Justice Castañeda**

Executive Director  
Common Wealth Development, Inc.  
1501 Williamson St.  
Madison, WI 53703  
(608) 256-3527, ext. 12

Email: [justice@cwd.org](mailto:justice@cwd.org)

Web: [www.cwd.org](http://www.cwd.org)

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Common Wealth  
DEVELOPMENT

1501 WILLIAMSON STREET | MADISON WI 53703  
608.256.3527 | WWW.CWD.ORG

March 30<sup>th</sup>, 2021

Dear Mayor Satya Rhodes-Conway and Alders of the City of Madison Common Council,

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Although the past year has been extremely tumultuous due to racism, systemic oppression, civil unrest, and the continued global pandemic, we feel that it is important for everyone to acknowledge that City of Madison and County of Dane recognized the need to find permanent and supportive shelter for some of the county's most vulnerable and marginalized residents. We also recognize that this has not been without controversy and opposition.

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HEALTHY HOUSING - EQUITABLE ECONOMIC DEVELOPMENT -  
SUSTAINABLE LAND USE





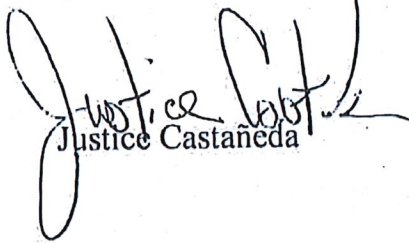
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We hope that you will consider these points when making your decision on the budget amendment for the men's shelter on Zeier Road.

Respectfully Submitted,

  
Justice Castaneda

HEALTHY HOUSING - EQUITABLE ECONOMIC DEVELOPMENT -  
SUSTAINABLE LAND USE



Veldran, Lisa

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**From:** Books24u <books24u@aol.com>  
**Sent:** Tuesday, March 30, 2021 5:51 PM  
**To:** All Alders  
**Subject:** # 54, Item 63920 Building a Homeless Shelter

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Hello City of Madison Alders,

Yes, I'm in Support of the Zeier Rd. reconfiguration of 2002 Zeier Rd. This project is a long time coming, and should change for the positive the homeless situation in Madison, WI. Nationwide, homelessness is a problem to solve in one of the richest nations in the world.

Some homeless are Veterans. As a member of Madison Veterans For Peace, I'm in support of humanitarian support for all people who are homeless.

The opposition to this project seem scared. We should be able to put forth an effort to work and create a safe community homeless shelter in Madison.

Respectfully,

Steve Books  
Madison, WI



Veldran, Lisa

---

**From:** Patti O <patti5416@hotmail.com>  
**Sent:** Tuesday, March 30, 2021 6:05 PM  
**To:** All Alders  
**Subject:** Fwd: Men's Homeless Shelter

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That was sad...this item removed from the 4:30 meeting and all speakers cancelled.

Sent from my iPhone

Begin forwarded message:

**From:** Patti O <patti5416@hotmail.com>  
**Date:** March 29, 2021 at 3:27:57 PM CDT  
**To:** "allalders@cityofmadison.com" <allalders@cityofmadison.com>  
**Subject:** Men's Homeless Shelter

Madison Common Council:

I have been hearing about how critical and urgent it is to find a location for a permanent men's homeless shelter. I have also heard the Zeier Rd building, if purchased, would not be ready until Fall 2022. Because the Public Market (once it gets funding) hopes to start construction this year at the current shelter site, it would mean relocation of the shelter to another interim, temporary location before moving to EastTowne. This makes no sense. The current location and building on First St is a good fit for the shelter. Those millions of dollars could be used to expand programs and resources to help the Homeless instead of purchasing and repurposing another building. There will always be a Homeless population in the downtown area that will not want to take the bus out to EastTowne. Without the First St shelter, these men that resist the move will be back in the downtown parks and church basements.

- Please do not rush into the purchase of this property. I ask that you drive by the Zeier Rd location, if you have not done so already. I do not think a shelter in the middle of a mall parking lot, miles away from The Beacon and other resources is a good move. Consider the benefits of a permanent shelter on First St, and why the idea is being dismissed.

There are many locations that would suit the Public Market. Many places where it could flourish. The Homeless should be your main concern, not the market. I believe there is a plan B, and that a permanent shelter on First St (which actually has more space for expansion than the Zeier Rd building) would be the best solution.

Respectfully, Patricia O'Day

Veldran, Lisa

---

**From:** patiofur@aol.com  
**Sent:** Tuesday, March 30, 2021 6:17 PM  
**To:** All Alders  
**Subject:** [All Alders] Homeless shelter

**Recipient:** All Alders

**Name:** Patrick Hoeth  
**Address:** 302 n 6th st, Madison, WI 53704  
**Email:** patiofur@aol.com

**Would you like us to contact you?** Yes, by email

**Message:**

I truly believe there is a need for this shelter, in an against the location by east Towne mall. There is nothing in arms length of this shelter that really helps those in need. No grocery store , no pharmacy, etc. Plus all those shops in the area dont want to lose their customers

Veldran, Lisa

**From:** Patti O <patti5416@hotmail.com>  
**Sent:** Tuesday, March 30, 2021 7:04 PM  
**To:** All Alders  
**Subject:** Fwd: Men's Homeless Shelter

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

Time? Will item #54 be cancelled for this meeting also?

Sent from my iPhone

Begin forwarded message:

**From:** Patti O <patti5416@hotmail.com>  
**Date:** March 30, 2021 at 6:05:17 PM CDT  
**To:** "allalders@cityofmadison.com" <allalders@cityofmadison.com>  
**Subject:** Fwd: Men's Homeless Shelter

That was sad...this item removed from the 4:30 meeting and all speakers cancelled.

Sent from my iPhone

Begin forwarded message:

**From:** Patti O <patti5416@hotmail.com>  
**Date:** March 29, 2021 at 3:27:57 PM CDT  
**To:** "allalders@cityofmadison.com" <allalders@cityofmadison.com>  
**Subject:** Men's Homeless Shelter

Madison Common Council:

I have been hearing about how critical and urgent it is to find a location for a permanent men's homeless shelter. I have also heard the Zeier Rd building, if purchased, would not be ready until Fall 2022. Because the Public Market (once it gets funding) hopes to start construction this year at the current shelter site, it would mean relocation of the shelter to another interim, temporary location before moving to EastTowne. This makes no sense. The current location and building on First St is a good fit for the shelter. Those millions of dollars could be used to expand programs and resources to help the Homeless instead of purchasing and repurposing another building. There will always be a Homeless population in the downtown area that will not want to take the bus out to EastTowne. Without the First St shelter, these men that resist the move will be back in the downtown parks and church basements.

Please do not rush into the purchase of this property. I ask that you drive by the Zeier Rd location, if you have not done so already. I do not think a shelter in the middle of a mall parking lot, miles away from The Beacon and other resources is a good move. Consider the benefits of a permanent shelter on First St, and why the idea is being dismissed.



There are many locations that would suit the Public Market. Many places where it could flourish. The Homeless should be your main concern, not the market. I believe there is a plan B, and that a permanent shelter on First St (which actually has more space for expansion than the Zeier Rd building) would be the best solution.

Respectfully, Patricia O'Day

Veldran, Lisa

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**From:** Patti O <patti5416@hotmail.com>  
**Sent:** Tuesday, March 30, 2021 7:15 PM  
**To:** All Alders  
**Subject:** Men's Homeless Shelter

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

I request the vote for the purchase of the Zeier Rd property be rescheduled for a later meeting.

Respectfully, Patricia O'Da

Sent from my iPhone

Veldran, Lisa

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**From:** Patti O <patti5416@hotmail.com>  
**Sent:** Tuesday, March 30, 2021 7:41 PM  
**To:** All Alders  
**Subject:** Men's Homeless Shelter

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

Common Council:

I believe the current location, and building on First St, should evolve into the permanent men's homeless shelter. Instead of purchasing a building and waiting up to two years for its repurposing, those millions of dollars could be used to expand programs, and resources for the homeless community right now. That's the urgency. That should be your priority. Too much time and energy is being put into finding and fixing a new location.

Realistically, there will always be a Homeless population in the downtown area that will not want to take the bus out to EastTowne. Without a shelter on First St, these men will have nowhere to sleep but downtown parks and church basements. A step backward.

Aside from the relocation of the Public Market, are there any other objections to keeping the shelter on First St.

Thank you.  
Patricia O'Day



Veldran, Lisa

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**From:** Patti O <patti5416@hotmail.com>  
**Sent:** Tuesday, March 30, 2021 9:45 PM  
**To:** All Alders  
**Subject:** Men's Homeless Shelter #54

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

In the event I don't get a chance to speak tonight...here is what I was going to say:

Common Council:

I believe the current location, and building on First St, should evolve into the permanent men's homeless shelter. Instead of purchasing a building and waiting up to two years for its repurposing, those millions of dollars could be used to expand programs, and resources for the homeless community right now. That's the urgency. That should be your priority. Too much time and energy is being put into finding and fixing a new location.

Realistically, there will always be a Homeless population in the downtown area that will not want to take the bus out to EastTowne. Without a shelter on First St, these men will have nowhere to sleep but downtown parks and church basements. A step backward.

Aside from the relocation of the Public Market, are there any other objections to keeping the shelter on First St.

Respectfully, Patricia O'Day

Veldran, Lisa

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**From:** Bob <bobcat4057@aol.com>  
**Sent:** Wednesday, March 31, 2021 12:54 AM  
**To:** Rhodes-Conway, Satya V.; All Alders  
**Subject:** Homeless discussion

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

First, I thank you for all you do.

Homelessness is an issue to resolve. What you are hearing tonight is real in the East Towne area.

This is real without the shelter. What people are experiencing is disrespectful on both sides. People who are not homeless do not deserve to be treated disrespectfully or have their businesses disrespected. We cannot exist in a society where we excuse bad behavior just because they are homeless. The testimony you heard from people living or working in the East Towne area about their customers being is inexcusable. If we are going to make progress, we also need to create an environment where people are not disrespected by homeless people. We seem to have taken the position that homeless people can do what ever they want. If the enter a business and use their restroom in a mess, that is disrespectful. Would any of you allow that to happen in your home or business? We can only help those who want help. Perhaps we need to have a city ordinance that homeless people need to register and have some form of ID. They must agree to use the services that are available to help them with their challenges. That is the loving thing to do. What it seems like now is that Madison may becoming known as a place where anything goes. Homeless can steal, accost, frighten, destroy, bother customers and destroy businesses without any accountability. If I were to do some of the same things, I would be arrested and held accountable for my action. If homeless people who refused to get help or respect other people's property were confined in one way or another so that the community could continue to conduct their business or every day activities without being subject to the unpleasant experiences you are hearing tonight, the community would be mor willing to come together to help.

Let's think outside the box and work together for successful solutions.

Bob Schaefer



Virus-free. [www.avg.com](http://www.avg.com)

Veldran, Lisa

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**From:** Amelia Royko Maurer <roykomaurer@mac.com>  
**Sent:** Wednesday, March 31, 2021 1:31 AM  
**To:** All Alders  
**Subject:** The Shelter

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

Dear Members of the Madison Common Council,

I have lived within a few blocks of a mens shelter, a treatment center, a soup kitchen and halfway houses for most of my adult life and the most dangerous events in my neighborhood have been perpetrated by Madison Police Officers when they took the lives of 3 men without sufficient cause. In fact, I do not recall a single negative interaction with anyone inhabiting or visiting these locations. The Willy St neighborhood is loaded with successful, thriving businesses and school children are everywhere.

Those coming out against the shelter, who apparently prefer to have housing-insecure men in parks, on the street or exposed to the elements, please stop with the fear mongering. You have zero evidence to support your arguments no matter how much you repeat them. All anyone is hearing is your bigotry and hate.

Please vote in favor of the shelter. Everyone deserves to have a roof over their heads.

Amelia Royko Maurer



Veldran, Lisa

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**From:** Linda Ketcham <linda@justdane.org>  
**Sent:** Wednesday, March 31, 2021 2:02 AM  
**To:** All Alders  
**Subject:** Shelter services

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

Dear Alders,

As a community partner with The Beacon I would like to assure you that JustDane will be pleased to be part of the service array offered through a new shelter as part of our existing contracts. Before the pandemic we had one of our reentry staff available two half days per week at the Beacon offering case management and peer support and will resume our presence at The Beacon when it is again safe to do so. Additionally, we intend to provide that same presence and support at the site of a new men's shelter.

Sincerely,

Linda Ketcham (she, her, hers)  
Executive Director  
Madison-area Urban Ministry, Inc. (dba JustDane)  
2115 S. Park St.  
Madison, WI 53713  
608-256-0906  
She, her, hers

*"Compassion and justice are companions, not choices." Wm. Sloane Coffin*