

From: jhirsch@chorus.net
To: [Mayor](#); [All Alders](#)
Cc: [Conklin, Nikki](#)
Subject: #69 Oppose Homeless Shelter on Zeier.
Date: Tuesday, May 4, 2021 8:53:54 AM

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

Mayor and Alders:

I ask you to **OPPOSE** item #69 which amends the 2021 Capital Budget to accept funding for the purchase of property on Zeier Road for use as a homeless shelter.

Several years ago, Housing First was the directive to provide assistance to our homeless population. The City moved forward with the Tree Lane Family Housing project near Mineral Point Road. It made everyone feel good about what we were doing. The intentions were great, but we all recall the numerous issues that occurred following move-in at that site.

Putting aside a disengaged developer from Chicago, the City has needed to ante up a good deal of additional funding and staff to provide services and support for the families who continue to live there.

We learned that it takes more than a building to make a project successful. And that building better be in the right location for the clients and the service providers.

Let's step back from the Zeier Road site.

Go ahead and amend the budget to accept the money, but **remove the authorization to purchase the site on Zeier Road.**

Thank you for your careful consideration of this subject.

Janet Hirsch
Madison Resident

From: jhirsch@chorus.net
To: [Mayor](#); [All Alders](#)
Cc: [Conklin, Nikki](#)
Subject: #69 Oppose Homeless Shelter on Zeier.
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Thank you for your careful consideration of this subject.

Janet Hirsch
Madison Resident

From: briantkaye@hotmail.com
To: [All Alders](#)
Subject: [All Alders] East Town Homeless Shelter
Date: Tuesday, March 30, 2021 4:00:53 PM

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.

From: jjswisc@gmail.com
To: [All Alders](#)
Subject: [All Alders] File #63920 - 11716 - Men's Shelter Site - OPPOSED
Date: Sunday, May 2, 2021 2:13:52 PM

Recipient: All Alders

Name: Joe Smith
Address: 4871 Canter Cir, Madison, WI 53718
Email: jjswisc@gmail.com

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

Message:

Hello,

I live near the area of the proposed Men's Shelter Site, as well as, garden in Reindahl Park. I am opposed to the proposed location and development of a mens shelter. My family and many community members garden near the proposed location in Reindahl Park.

Two acts of violence occurred in Reindahl Park over the past year. Please review the Madison news stories from 09/17/2020 and 12/28/2020 regarding Reindahl Park. This coincided with the approval of overnight camping in the park.

With spring and early summer now the Reindahl Park community gardeners are coming back to plant. We came back to mounds of trash left behind by the people living in the park.

The behavior of people utilizing camping access in Reindahl Park with violence and littering make it very difficult for me to support using tax dollars to build a shelter on the East Side.

Thank you for your time.

From: geasonron@gmail.com
To: [All Alders](#)
Subject: [All Alders] Grace Church Support for Men's Shelter
Date: Saturday, May 1, 2021 11:08:49 AM

Recipient: All Alders

Name: Ronald Geason

Address: 4804 Regent St. 115-B, Madison, WI 53705

Email: geasonron@gmail.com

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

Message:

Mayorr & Alders,

Supporting the homeless community in Madison is in the DNA of Grace Church. From providing the men's shelter for several years, to monthly meals, to the food pantry, serving this group has always been a priority.

There is no question that finding a permanent home for the shelter will be a difficult task. There is also no question that we must find a solution.

Whether the Zeier Road location is the right one will be subject to debate. Any solution will be controversial. We, at Grace, stand ready to support you in any way we can.

Ron Geason

Chair, Grace Mission & Outreach Committee

From: rrasmur11@gmail.com
To: [All Alders](#)
Subject: [All Alders] Homeless Shelter at 2002 Zeier Road
Date: Monday, May 3, 2021 9:30:51 PM

Recipient: All Alders

Name: Russell Rasmussen
Address: 1014 Bultman Road, Madison, WI 53704
Phone: 608-438-4668
Email: 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 at this site. Although we are concerned about the lowering of property values in the area that will result, we are 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 frames of mind in this facility will certainly add to tensions and the possibility of conflict that could 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. Additionally, this facility as proposed will create more of a quasi-prison environment than a shelter.

In the Wisconsin State Journal, on Sunday, April 18, an advocate for the shelter wrote in an op-ed piece that “...over 35 hard years, not once before has an incident resembling this one at Porchlight occurred”. This was referring to the shooting incident at the Fleet location. We would point out that housing so many individuals in one location was not done previously, and only strengthens our point that housing so many men in one location will serve to create increased tensions and increased likelihood of violent interactions.

We believe the negative impacts to the surrounding business will be significant. Stores at and nearby East Towne will fail as customers turn to safer and more comfortable environments to shop and conduct their business. We don’t see Dick’s, JC Pennys, 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 with a shelter located in such close proximity. In the op-ed piece mentioned above, the author claims that “some patrons...are only charged with nonviolent crimes of poverty such as trespassing, vagrancy and disorderly conduct...”. In our own experience, we have been asked for money which sometimes becomes so aggressive that it crosses the line to harassment in parking lots, in store entrances, in store aisles, and even while seated eating at a restaurant. We now tend to avoid those locations, many of which are in the East Towne area, and we think this will only worsen if this facility is located as proposed. We would also point out that disorderly conduct and, in some cases, trespassing are not nonviolent crimes.

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, Second Harvest 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. While not supporting the facility at this proposed location, we are sympathetic to the plight of these individuals and would be willing to work with others to identify and realize alternative locations for shelters in the city. The Hooper location for example, seems ideal and addresses most, if not all the points that would make a homeless shelter of this type successful.

We believe that placing a facility like this in the middle of an important, but struggling, shopping and business district, that has the potential to be revitalized, would suppress any further development and drive existing businesses away.

Another alternative would be small facilities, distributed in a hub around the city in a reasonable distance from services, that 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: barbara.j.karlen@gmail.com
To: [All Alders](#)
Subject: [All Alders] Men's Emergency shelter Zeier Road
Date: Sunday, April 18, 2021 9:05:53 PM

Recipient: All Alders

Name: Barbara Karlen
Address: 717 Morningstar Lane, Madison, WI 53704
Phone: 608-244-5933
Email: barbara.j.karlen@gmail.com

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

Message:

I urge approval of the plan to construct a new men's shelter at 2002 Zeier Road, designed specifically to meet the programming, physical and mental/emotional needs of the men being housed. Shelter services were provided for 30 years without serious incident in 3 crowded church basements, then at Warner Park Recreation Center, now at the City works building on First Street. The Weier Rd site is not in a residential area, it is very close to bus line and needed services. It is close to other Porchlight residential facilities, meaning those staffs can mutually offer support and share expertise. It is time Madison's leadership stand up to the shameful NIMBY-ism of citizens and developers in this city. Full disclosure, I am a long-time member of Grace Episcopal Church and a former member of the Porchlight Board of Directors.

From: sspatzer@gmail.com
To: [All Alders](#)
Subject: [All Alders] Men's homeless shelter, item 63920
Date: Tuesday, May 4, 2021 6:25:44 AM

Recipient: All Alders

Name: Shari Patzer

Address: 1 Westridge Cir, Madison, WI 53704, Madison, WI 53704

Email: sspatzer@gmail.com

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

Message:

Hello alders. I want to register my dissent and ask that you vote against the large men's homeless shelter proposed for Madison's east side near East Towne Mall. I spoke at and listened to the entire April meeting and I have several points I would like to bring forward that were discussed by those individuals in support of this facility.

I want to reiterate to the council that I do support a MUCH smaller shelter, perhaps 20 individuals maximum.

The issues with the proposed shelter include 1 cost 2 too big to properly house and support homeless individuals 3 poorly located as there are extremely few businesses where these individuals could find work and 4 poorly thought through regarding what 'done' looks like and who will manage.

Many of the individuals who spoke in favor of the shelter said it should not be about the cost however, cost does need to be considered. Our city appears to be having challenges with finances right now, and services are being affected. Budget cuts are being put in place for many city agencies. For example, the city of Madison recycling and drop off sites no longer operate 7 days a week as they have for years. The sites are closed Wednesdays and Sundays, Sundays being a day when the site was heavily utilized. In addition, 2 days per week the sites are only open until 2:45 p.m., leaving many working residents' fewer options. In addition, city residents are only allowed to take one small trailer of materials per day to the site, a huge change from past years. I can only assume these changes are due to budget cuts. These changes affect the entire city. Another example is Well 15, an East side city well. The well has had an air stripping system since 2013 to remove the volatile organic compounds VOCs: tetrachloroethylene PCE and trichloroethylene TCE compounds, but hasn't been in operation since spring 2019 due to concerns about PFAS detected in the well. A feasibility study was recently completed to evaluate different technologies to remove these contaminants in order to put the well back into operation. This study was discussed at the April 27 Water Utility Board meeting. The remediation to make the water from this well safe will require new equipment the city will need to purchase. Our aging infrastructure and streets are also in need to repair, all of which cost money.

The homeless shelter will also cost money to operate, and the mayor and city team members pushing this initiative confirmed that they have NO idea how much money it will take to operate the shelter. Even if the building does not pay for some city services, such as water and sewer, it will still have to pay for things such as electricity, supplies, laundry, cleaning, etc. The facility is most likely too big to run on strictly on volunteer help, so there will be the

expense of city employees to run the facility as well as additional bus services to transport these individuals back and forth from resources located in the downtown area. It cannot be presumed that the current city administration will remain in place for an extended period of time or that federal funding currently available will continue, so it cannot be presumed that the shelter will be able to remain fully funded in the future. With a shelter this size, it will be extremely challenging to support it versus smaller shelters across the city. With city services being cut, can we afford to build and support something so large at this time? Should we consider more smaller facilities that can be more easily sustained? Continually increasing taxes will only drive homeowners and businesses out of the city to the surrounding communities, leaving an even larger financial gap and tax burden for those who remain. Regarding the shelter size, housing so many individuals together, in my opinion, is not a good idea. Some homeless individuals suffer from drug and/or alcohol addiction and/or mental illness which can lead to issues. Assuming a 200 person capacity center, if 10% of the individuals have issues within the shelter, that would equal 20 men. If they are not allowed into the shelter, where will they go? There is limited bus service available assuming they have money for a bus. There are no other options in the areas, so that would leave them to wander through the neighborhood potentially causing problems for the neighbors. The comment was made that in 30 years there were no issues with the overnight shelters downtown however, these facilities were much smaller, such as church basements. I found it ironic that the night the finance committee voted to bring this item to the common council, there was a shooting at the current shelter on First Street.

Several speakers talked about this population being marginalized by society. If you do not want to marginalize homeless individuals, shouldn't they have input into their future? I never received an answer regarding whether anyone asked the homeless individuals if they wanted to move to the far east side. What about those who work on the west side or downtown? How will they get to their jobs? By not giving them a say into the location, isn't that also a way of marginalizing them by dictating their future? If there was a discussion with the homeless population, I would very much like to see the report so that I may review the data. I support smaller facilities scattered across the city, not just one on the east side of Madison where there are already several homeless facilities.

The current plan is an overnight shelter, not a full-service facility. The full-service facility is "a vision" and these are the exact words used by the individual representing the city during our neighborhood meeting. He could not provide any details on the facility, information on costs to run, or information on who would manage the facility, nothing other than this is what the city wants to do. I have a vision of retirement, but in order to retire, I will need to have a plan in place and understand costs. Shouldn't our city government need the same thing?

The argument was made that there are jobs available for these individuals in this area. East Towne is dying due to the loss/downsizing of big box retail and small business, and many small business owners indicated that building the shelter in this location would cripple or even close their businesses as customers have already informed the owners they would stop patronizing the business. I was so happy and proud that many of the individuals from Global Market, mostly from our Asian community, spoke at the March council meeting. However, I was very upset at the end of the meeting when Satya Rhodes-Conway seemed to discount their experiences and concerns in favor of her own personal views even as a motion was passed earlier that evening by the Madison City Council denouncing hate against Asian, Pacific Islander community members. Our mayor does not listen to anyone because this is her project and she appears unwilling to change her opinion. This came through clearly even with a zoom meeting through her words, tone, and body language.

As previously noted, the city has not plan, no idea of price, just a desire for this to all be put in place and then the money will come. A poorly thought through idea will leave to considerable

hard choices in the future.

Please vote no regarding the purchase of this property and huge proposed homeless shelter.

From: rrboerke@gmail.com
To: [All Alders](#)
Subject: [All Alders] Proposed Men's Homeless Shelter on Zeier RD
Date: Sunday, May 2, 2021 8:11:10 PM

Recipient: All Alders

Name: Raymond Boerke
Address: 3346 Clove Drive, Madison, WI 53704
Email: rrboerke@gmail.com

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

Message:

As a voting resident of the City of Madison, I strongly urge the Council NOT to approve this proposal. Placing a shelter at this location will not meet the needs of its intended constituents. Additionally it will do nothing to revitalize the commercial vitality of the East Towne area. I'd like to see the Council take up the cause to revitalize business and encourage consumer spending in the City of Madison instead of driving it to Sun Prairie and elsewhere.

From: aimee.b.ogden@gmail.com
To: [All Alders](#)
Subject: [All Alders] Support for converting Savers to homeless services
Date: Sunday, April 25, 2021 10:10:54 AM

Recipient: All Alders

Name: Aimee Ogden
Address: 6501 Piedmont Rd, Madison, WI 53711
Email: aimee.b.ogden@gmail.com

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

Message:

I'm writing in support of the city's plan to buy the Zeier Road Savers building and build a homeless shelter. Madison's homeless population needs support and housing/providing services to the homeless provides financial gains in terms of savings on health care costs and Emergency Department visits.

Sincerely,
Aimee Ogden

Locating a Permanent Location for the Proposed Men's Shelter

2002 Zeier Road does not meet our needs

Goals

- Close proximity to the Beacon Day center in order to eliminate barriers to access
- Close proximity to downtown where many vital resources are currently available
- Close proximity to public transportation
- Access to case workers who can help facilitate access to employment and housing providers (The Beacon provides)
- Provide a viable path to building a purpose-built shelter

Key Factors

- Men Experiencing Homelessness have been sheltered in downtown churches for 30+ years. The City and County need to build a permanent emergency men's shelter.
- Previous years discussions about building a permanent shelter have been focused within 1.5 miles of the capital square.
- Current proposal is only accommodating the purchase and remodel of an overnight shelter with an estimated opening date of October 2022. This will create barriers to access between the day center and this location.
- 2002 Zeier Rd is located 6 miles from the Beacon Day center.
- Revitalization of the Greater East Towne area is vital to future tax base revenue that supports critical services.

1st Street Temporary Shelter Success

Prior to becoming an alder, I met with Preston, who has been the director of the shelter for over 11 years. He said that the last several months have been the most successful he has seen since he started. I asked him what changed? He stated that the first street location made a very big difference for three reasons.

1) The facility is large. They can intake residents inside the building instead of them having to wait outside, especially during inclement weather. The space is also large enough to have a separate area where individuals can safely detox. They are also able to accommodate individuals who have increased anxiety when surrounded by people, they have beds that are spaced out and separated.

2) The location is downtown. Many residents are familiar with the downtown area and being close to the Beacon day center as well as other resources contributed to this more recent success. It is critical that there is close proximity to the Beacon to eliminate barriers to access. Even taking a bus can be a barrier for some.

3) Funding for case workers. Recent funding changes due to the pandemic have allowed them to increase their case workers. These workers are critical to the goal of long-term housing. These workers can build relationships and help the residents apply for housing as well as employment opportunities. They are a vital component to the success of our goals. They could use several more case workers, but the improvement in the well-being of the residents has been significant.

Other Location Options – Former Hooper Location

There were several locations identified on the original list and many were ruled out due to the timing of availability. One location that was not on the original list is the former Hooper location on Pennsylvania Avenue which is available, fits our timeline and the sellers are interested. This location was introduced by President Abbas at the March 30 council meeting since it does check all the boxes that would be needed for an ideal location to build the permanent shelter. In addition, this location is within blocks of the Beacon day center and will give us the time needed to develop the property in stages as the current plan states. This location could be remodeled for an overnight shelter first to meet our timeline to open so that work on the Public Market can start. We then have the time to build out the following phases of the plan which will get us to the fully operational, purpose-built shelter. We can ensure that we provide not only an emergency shelter, but a pathway to long-term housing that facilitates the needs of each individual along the way.

East Towne Area Decline and Future Revitalization

This area has been struggling for a number of years as several of the anchor tenants in the mall have gone out of business (Sears, Boston Store, Gordmans). A few more are at high risk with JC Penny declaring bankruptcy last year and Brew Flix expecting permanently lower attendance of 25% going forward. Smaller tenants have also continued to disappear with many of those locations continuing to remain empty. CBL Properties has stated that many tenants are on the fence with regards to renewal, so the situation is very tenuous.

City planners have been working on the Greater East Towne Area revitalization plan over the past year. They conducted several public and community engagements and have worked with many business owners who have been interested in helping revitalize this area. One of the big success stories has been the Global Market which fills the former Baby's R Us location. This market has dozens of minority small business owners who operate their stores within the market. The owners of the market talk about how supportive the city was to help them get this location launched. Their investors believed in the revitalization plan for this area and took a chance by investing here.

Throughout all the community outreach and focus on this area, the placement of a permanent men's shelter in this area was not in the plan. Many of these businesses and residents were very surprised when this was announced in January 2021. There is the potential for over \$1B in development growth in the Greater East Towne area which will generate tens of millions in tax

base. This revenue will be critical as we navigate a long path toward economic recovery from the devastating the pandemic. There are developers who are interested in building in this area, including a \$100M investment which you may have seen in the news. Some of these developers are also interesting in bringing a mix of housing, including more affordable units. One developer has an entire division that has built tens of thousands of affordable units and is interested in building here as well. Building these affordable units require investment and that investment is strengthened by building a mix of several types of housing. This \$100M development would help kick off many additional investments in this area.

These investors have seen the potential of this area, but they are also watching to see how we are going to support the growth in this area. Studies have shown that when there is a high collective efficacy* in an area, it facilitates healthy growth, conversely when an area is depressed and there little collective efficacy, it continues to spiral in a negative direction. Having positive growth of small businesses, new housing units and recreation areas are what fosters a higher collective efficacy. The Greater East Towne plan is a move in the right direction, and we will need to continue to support existing businesses as well as foster an environment that will attract new housing developments and small businesses.

I believe we have the collective will to build out this purpose-built shelter over the next several years and ensure that our vulnerable residents experiencing homelessness will have access to a facility that will get them on the path to long term housing. I believe it is our responsibility to ensure that this done correctly from the start to ensure future success.

**Collective efficacy: refers to the level of mutual trust and cohesion among residents and their willingness to work toward the common good [and] is related to the structural characteristics of the neighborhood.*

Thank you,

Gary Halverson

Alder, District 17

Email: district17@cityofmadison.com

Phone: (608) 563-8483

www.cityofmadison.com/council/district17

From: [Kelly](#)
To: [All Alders](#)
Subject: 250-bed Men's Homeless Shelter Proposal
Date: Tuesday, May 4, 2021 11:45:45 AM

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

Good evening,

I'm writing to express concern for the 250-bed men's homeless shelter proposal for Zeier Rd. I cannot understand how the placement of this building meets zoning and city planning requirements. A poorly placed homeless shelter will drive away business in an already struggling environment and will create safety and other issues for the residents who live in the surrounding area. Placing a shelter of this size and magnitude directly adjacent to a neighborhood seems ill-planned at best. What criteria was used to determine this location would be suitable? Further, what other locations were considered and why was this one deemed ideal when it seems at odds with previous efforts to rebuild this community? I understand accessible bus routes are a consideration, but routes can be added or modified anywhere in the city, and to disrupt an entire community to provide transients with transportation does a disservice to current residents and businesses trying to thrive here.

This large, and potentially multi-story, development will be about one mile from my home. While shelter inhabitants are required to meet certain criteria for residency, what happens to that population when they are no longer fit to reside there? Please realize that it isn't just the building that will become 'home' for this population, the entire vicinity will become fair game, especially when they no longer meet the living requirements. How many will set up tents and camp nearby because they can't get into the shelter? This cannot be safe for my neighborhood or good for business. Last summer, our neighborhood experienced overnight break-ins which went largely unaddressed by an already over-taxed police force. If the city plans to artificially increase the transient population here, what are the plans to protect and police the area? As it is, the police cannot keep up. Thinking this shelter will remain secluded from my community is not realistic.

We are watching this closely and hope to see a better resolution.

Kelly Laabs
1229 Southridge Dr.

From: [Melissa Boyd](#)
To: [All Alders](#)
Subject: 63920 - Men's Homeless Shelter
Date: Monday, May 3, 2021 3:25:25 PM

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

Before the Tuesday meeting we wanted to voice our opinion about the location of the Men's Homeless Shelter. Having a location close to The Beacon is important for these men. It was our understanding that the current location fits all of the needs for space and location. Plus there is room for those who need to detox, and those who may feel claustrophobic. The stability of our homeless is more important than an indoor market! And, many of our homeless are veterans. What are we putting first as our priorities?

I've also become aware that the Hooper building is available and is a good size and great location. Definitely room for expanding.

Thank you in advance for your consideration of our homeless.

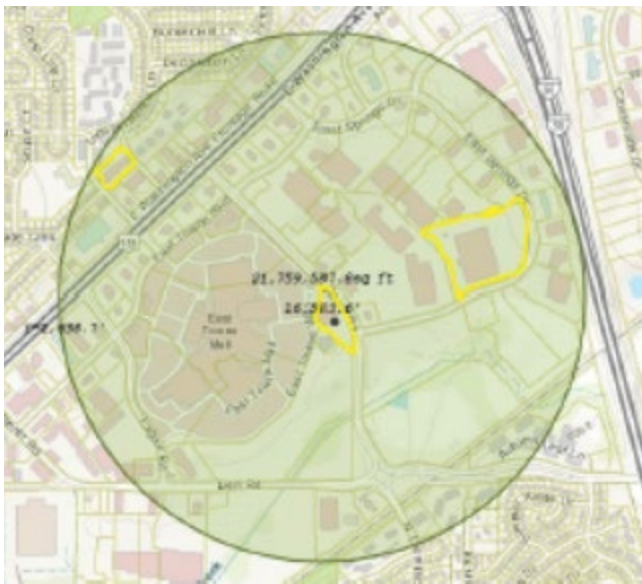
Melissa & Scott Boyd
6618 Carlton Drive
Madison, WI 53718

From: [Mick Conrad](#)
To: [All Alders](#); [Mayor](#)
Cc: [Halverson, Gary](#)
Subject: Action Item 63920 - Men's Homeless Shelter
Date: Friday, April 30, 2021 5:35:36 PM
Attachments: [Outlook-hcnwaaib.png](#)
[Outlook-302bw3ef.png](#)

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

Dear Mayor and City Council Members,

The City's site selection criteria mandates that the men's homeless shelter site must be **"Greater than 1/2 mile from school or daycare."** Put simply, the 2002 Zeier Road site **fails** this one-half mile threshold test. Currently, children of low-income families attend a daycare facility at 2255 Independence Lane, which is less than one-half mile from the proposed men's homeless shelter at 2002 Zeier Road. This daycare will be relocating to a new 15,000-square-foot facility at 2102 East Springs Drive that will serve 100 children. The 2002 Zeier Road site would be less than one-fifth of a mile away this daycare facility. Official conditional use approval for this new daycare facility was recently granted by the City. The map below shows that 2255 Independence Lane and 2102 East Springs Drive and are both within one-half mile of the proposed 2002 Zeier Road site.



One-Half Mile Radius from 2002 Zeier Road

Below are the City's site selection criteria.

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 men's homeless shelter is either "**Greater than 1/2 mile from school or daycare,**" or it is not. The 2002 Zeier Road site is not. City staff stated to the Mayor and City Council that another potential site was rejected because of its proximity to a daycare facility. I ask you to give the same consideration to this daycare facility serving children of low-income families. Please don't ignore your own site location threshold requirement.

Thank you.

Mick Conrad

From: [Mick Conrad](#)
To: [Mayor](#); [All Alders](#)
Cc: [Halverson, Gary](#)
Subject: Action Item 63920 – Purchase and Sale Agreement for 2002 Zeier Road
Date: Tuesday, May 4, 2021 12:58:40 PM

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

To : Mayor and Members of the City Council

Re: Action Item 63920 – Purchase and Sale Agreement for 2002 Zeier Road

Dated: May 4, 2021

Is a men's homeless shelter a "Shopper's Retail" use? That is my question for you this evening. 2002 Zeier Road is subject to a private Declaration of Covenants, Conditions and Restrictions. These restrictive covenants include a detailed Project Land Use Plan for the 2002 Zeier Road site. The City made it a requirement of platting that the 2002 Zeier Road site be developed and used exclusively for "Shopper's Retail," which is defined as being "compatible with first class, quality shopping centers, such as East Towne, West Towne and Hilldale...." To ensure the use of 2002 Zeier Road remained as "Shopper's Retail," the City had these restrictive covenants recorded of public record. The City made sure the City had the legal right to enforce these restrictive covenants. The City also made sure each business and each property owner within the 227 acres that includes 2002 Zeier Road had the legal right to enforce these restrictive covenants – a group that today includes over 100 businesses and property owners. And to really make certain that the 2002 Zeier Road site remained as "Shoppers Retail" the City, mind you, made sure that the City, and each business and property owner, had the legal right under the restrictive covenants to "enjoin such violation or to collect damages for such violation" and "to collect attorneys' fees and costs."

The City's reasoning behind putting these restrictive covenants in place is set forth, in detail, in the City's current East Towne – Burke Heights Neighborhood Development Plan. The City wanted "Shopper's Retail" as the exclusive use for the East Towne Mall area and for the 59 acres east of Zeier Road. That area includes the 2002 Zeier Road site. The restrictive covenants would ensure that this would happen, according to the Neighborhood Plan. The Neighborhood Plan discusses how "Shopper's Retail" supports development of compatible retail uses that are mutually supporting, and which reinforce the physical design by encouraging multi-purpose shopping visits. The Neighborhood Plan goes on to define the "Shopping Retail" category as establishments selling various types of goods, including food, apparel and accessories, furniture, home furnishings and equipment, hardware, general merchandise, and eating and drinking establishments. The Neighborhood Plan calls for a development pattern that creates relatively few major groupings of compatible uses, and that building siting and design of improvements should also reinforce the market linkages created by these groupings by developing compact, pedestrian-oriented shopping and business environments that permitted patrons to visit a large number of establishments with a single

trip.

I ask you again, is a men's homeless shelter a "Shopper's Retail" use? To find out is the City willing to put at risk \$6 million dollars in public funds and the Mayor's timeframe for occupying the new permanent men's homeless shelter?

Thankfully, there is a better alternative. At the March 30th Council Meeting, President Abbas introduced a site on Pennsylvania Avenue for the permanent men's homeless shelter. This site is not subject to private restrictions on use and design, in contrast to the 2002 Zeier Road site. The Pennsylvania Avenue site is available, fits the Mayor's timeline for occupying a new permanent men's homeless shelter, and the property owner has shown an interest in selling. I ask you to consider the Pennsylvania Avenue site for the permanent men's homeless shelter.

Sincerely,

Mick Conrad

From: [Wolly Wollinger](#)
To: [All Alders](#)
Subject: Agenda Item #69
Date: Tuesday, May 4, 2021 3:42:32 PM

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

Hello,

My name is Wolly Wollinger. I live and work in the city of Madison, providing mental health services to members of our community. Largely, these services have been directed towards some of our most marginalized neighbors, living with housing insecurities, food insecurities, and countless named & unnamed traumas.

How can a mental health provider address stress & anxiety when some of our clients have no place to sleep? Without the **basic** support of shelter, how can we expect our community to thrive, or even to survive? What work can be done on *past* traumas when *current* or *new* systemic traumas are inflicted & experienced every day?

How the City of Madison embraces and supports its most vulnerable citizens is THE defining feature of its character. Do you know what isn't (*or shouldn't* be) a feature of our character? Corporate health. Zoning. "First-class business development".

An emphasis on having a "first-class" commercial area around East Towne Mall is such a telling priority. Business leaders worried about "first-class" amenities give no damns about the "lower class" and their worth. Do we? Please. Support agenda item #69 and support the local men's shelter.

Thank you.

Wolly Wollinger, MFT

--

Wolly Wollinger, MFT
Pronouns: He/Him

From: rabbibonnie@charter.net
To: [All Alders](#)
Cc: [Bottari, Mary](#)
Subject: Agenda item 63920 - Porchlight shelter
Date: Monday, May 3, 2021 8:20:24 PM

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

To the Madison Common Council Alders,

Hello. I am Rabbi Bonnie Margulis, Executive Director of Wisconsin Faith Voices for Justice and a Madison resident. I am writing to express my support for the plan to purchase the former Savers store building near the East Towne Mall to be used as a new shelter for Porchlight's clients. As I recently wrote in an op-ed that appeared in the Wisconsin State Journal (https://madison.com/wsj/opinion/column/rabbi-bonnie-margulis-porchlight-shelter-deserves-approval/article_91523b8b-5c70-570a-864e-822f0c8030e3.html) - The patrons of Porchlight are often misunderstood. Most people using this shelter system have jobs, but their wages are not enough to cover rent. They are not "free-loaders." They are people working very hard and not being paid fairly for their time. Some patrons are involved in the justice system, but most often they are only charged with nonviolent crimes of poverty, such as trespassing, vagrancy and disorderly conduct related to the stress of homelessness and poverty, as well as the physical realities of living in poverty and experiencing homelessness. As for the concerns about property values — a comprehensive shelter such as this can actually help increase property values (as OM Village did on North Street, despite concerns to the contrary). The need for a shelter that addresses the whole person and the myriad of stresses and trauma that accompany being homeless will be a huge benefit to the community. It will connect people to resources and help build a healthier city. City staff and advocates have traveled all around the Midwest looking at models on which to base this shelter. They are using evidence-based practices. They know their work well, and we must allow them to continue this project for the good of all our citizens.

I hope when it comes time to vote, you will consider the needs of all residents of Madison, housed or unhoused, and vote in favor of the shelter project.

Thank you for your work on behalf of the people of Madison.

Rabbi Bonnie Margulis
Executive Director
Wisconsin Faith Voices for Justice
22 Chautauqua Trail
Madison, WI 53719
608-513-7121

From: [Francine Hartman](#)
To: [City County Homeless Issues Committee](#)
Cc: [All Alders](#)
Subject: Agenda item 63920
Date: Tuesday, May 4, 2021 1:32:02 PM

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

Hello Alders of Madison's Common Council:

I would like to register our household's opinion that the Common Council **should agree** to the budget appropriation of \$3 million toward the proposed site of a new Men's Shelter (currently operated by Porchlight, Inc.) on 2002 Zeier Road, near East Towne Mall.

Thank you,

Francine Hartman

Christopher DeMarco

606 Schiller Ct

Madison WI 53704

From: [Heidi Barnhill](#)
To: [All Alders](#)
Subject: Agenda item 63920
Date: Tuesday, May 4, 2021 4:31:38 PM

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

Hello Alders of Madison's Common Council:

I would like to register my household's opinion that the Common Council **should agree** to the budget appropriation of \$3 million toward the proposed site of a new Men's Shelter (currently operated by Porchlight, Inc.) on [2002 Zeier Road, near East](#) Towne Mall.

Thank you,

Heidi Barnhill

2241 E Washington Ave

Madison, Wi. 53704

From: [Margaret Irwin](#)
To: [All Alders](#); [City County Homeless Issues Committee](#)
Subject: Agenda item 63920
Date: Tuesday, May 4, 2021 2:51:47 PM

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

Greetings, Alders of Madison's Common Council.

I am writing to register my household's opinion that the Common Council **should agree** to the budget appropriation of \$3 million toward the proposed site of a new Men's Shelter at 2002 Zeier Road. As a member of Grace Episcopal Church where the shelter was previously located, I have seen the unsatisfactory conditions of a temporary location that, from inaction on the part of the city, turned into a long-term one. In order to increase the possibility of rehabilitation for the guests, they must have a space that respects their dignity and is designed specifically for their needs. I know there is opposition to the proposed location, as there is no matter where a shelter is proposed. The proposed location is a good one for many reasons and appears to be the best available. Please vote to approve the appropriation to make it happen.

Sincerely,
Margaret Irwin
6205 Mineral Point Road, Apt. 722
Madison, WI 53705

From: [Carol Smith](#)
To: [All Alders](#); [City County Homeless Issues Committee](#)
Subject: Agenda item 63920"
Date: Tuesday, May 4, 2021 4:31:39 PM

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

Dear Madison Alders,

Please agree to committing \$3 million toward the establishment of a new Men's Shelter on Zeier Rd. It may not be the "perfect" solution for everyone, but it does look like a positive step toward providing safe shelter and serving the needs of people who have been unable to find decent housing for themselves.

Carol H. Smith
4710 Regent St. #83A
Madison, WI 53705

April 28, 2021

Common Council
City of Madison
210 Martin Luther King Jr. Blvd.
Room 417
Madison, WI 53703

RE: Reject the Men's Shelter Proposal (File #: 63920)

Alders,

We urge the Council to reject the resolution relating to funding the Mayor and County Executive's haphazard plan to build a permanent men's shelter at 2002 Zeier Road. In this proposal, the Mayor and County Executive have ignored required procedural hurdles put in place to protect against what a men's shelter at this location would do: Further cripple an already economically exhausted area.

First, 2002 Zeier Road (the "Site") fails to meet the Mayor's own siting criteria. The siting criteria required the site be greater than ½ mile from any school or daycare. Despite this, not one but **two** daycare facilities exist or will exist within ½ mile of the Site: a daycare facility exists at 225 Independence Lane; another daycare facility planned at 2102 East Springs Drive is currently fundraising prior to launch.

At first, one might think: Maybe the Mayor did not know about these daycares? Maybe only east-siders know about them? Such naïve daydreams are awoken by reality: the City provides annual financial assistance in support of the operating daycare's mission to help children from low-income families, and the City gave its official conditional use approval for the soon-to-be daycare nearly a year ago.

The Mayor knew about these daycare facilities. She simply ignored them. Her siting criteria clearly must have been suggestions instead of requirements—or maybe she meant her criteria to only protect middle- and high-income Madisonians. By rejecting the resolution, the Council would simply be enforcing the Mayor's own criteria, and in doing so, the Council would be affording the same privileges to low-income residents as the Mayor afforded middle- and high-income residents.

Second, the Site violates the many restrictions and plans that the Site is subject to. The Site is subject to Declaration of Covenants, Conditions, and Restrictions ("CCR"). The CCR requires that the Site be: "compatible with first class, quality shopping centers, such as East Towne, West Towne, and Hilldale..."¹ A homeless shelter is not compatible with a first class, quality shopping center.

¹ First Amendment to the Declaration of Covenants, Conditions, and Restrictions, page 5.

Also, the Site is subject to a Neighborhood Plan: “Building siting and design of improvements should also reinforce the market linkages created by these groupings by developing compact, pedestrian-oriented shopping and business environments that permitted patrons to visit a large number of establishments with a single trip, according to the adopted neighborhood plan.”² A homeless shelter does not contribute to the economic hub the area is intended to be.

These are not private plans that the City had no input on or involvement with. These are plans that were developed by and with the City. A new Mayor should not be allowed to ignore neighborhood plans however she sees fit. The Council must rein in the Mayor and County Executive’s rogue plan by rejecting the resolution; any other vote betrays promises to the community by bypassing intentional procedural hurdles that protect the community.

Third, the Site would further devastate an already crippled area. The aforementioned plans are meant to protect and revitalize the East Towne Mall area. This area has weathered profound economic hardship. Shops have closed; restaurants have shuttered; family businesses have failed. And this was before the pandemic.

Despite this, innovative community members have persevered and remained committed to creating an economic hub in and around the East Towne Mall. Capitol Real Estate Management Company – LLC (“Capitol”) is included in this group—we have been an energetic private partner in the community’s endeavor to revitalize the area.

Capitol owns and manages many properties in the area and close to the Site:

- 3868 East Washington Ave, Capitol Britton Station, LLC
- 4102-4110 Lien Road, Capitol Lien Road, LLC
- 4058 Lien Road, Capitol Lien Road, LLC
- 4325 Lien Road, Capitol JFK III, LLC
- Vacant Lot, Lien Road, Capitol JFK III, LLC
- 4114 East Washington Ave, Capitol Fitness Group, LLC
- 2302-2348 East Springs Dr., Capitol East Towne, LLC

We would like to retain and improve these properties. Unfortunately, City decision after City decision has hampered our enthusiasm. For instance, since the Porchlight development on Lien Road went up, we have had to manage a variety of problematic issues directly stemming from the development.

Again, we want to continue contributing to this community in both tangible—we pay nearly \$200,000 in taxes just at our East Springs Dr. property—and intangible ways. But the City keeps taking our legs—and every other business in the area’s legs—out from underneath us. We, and the area, are desperate for relief. The Council rejecting the resolution would be a step towards revitalization.

² East Towne – Burke Heights Neighborhood Development Plan, pages 25-26, 34.

Being a member of a community requires members to collectively share certain burdens in order to better the whole of the community. We recognize this; we do not shy away from it. This is not an attack on the homeless. It is a plea to not further impair an already struggling area.

Superficially, we somewhat understand the Site. The area has many vacancies. Property values are lower than in other areas of Madison. Many in Madison have already written off the East Towne Mall area. But these superficial reasons only reinforce our plea.

For a community to thrive, there must be diversity, including economic diversity, among its regions. There cannot be a “good” side of town and a “bad” side of town, a “rich” side of town and a “poor” side of town. Adding a homeless shelter to an already struggling area of town will further affect businesses in the area; as businesses fail, jobs vanish; as jobs vanish, homelessness rises. Homeless shelters are meant to help ease homelessness; a homeless shelter at the Site will only perpetuate homelessness.

These reasons are only furthered by the fact that the First Street site (“Preferred Site”) already exists and is owned and operated by the City. This Preferred Site offers a host of advantages—as most any site that fits the Mayors criteria would—for those being served by the shelter. First, the Preferred Site is close to downtown services which often support the homeless. Even if these services are not within walking distance, the Preferred Site has greater access to bus lines and other public transportation than areas near East Towne Mall. Second, for a homeless shelter to serve the homeless, it needs to be accessible to the homeless. Generally, the homeless gravitate towards downtown. The Preferred Site’s proximity to downtown makes it accessible to the homeless; thus, allowing it to serve the homeless. East Towne Mall is not accessible—it’s over six miles from City Hall. The Preferred Site is accessible to the homeless and provides the homeless access to essential services—there is no advantage to relocating it from First Street all the way out to the East Towne Mall area.

For these reasons, we urge the Council to reject the resolution relating to funding the proposed permanent men’s shelter at 2002 Zeier Road. Should the Council pass the resolution, Capitol along with other affected property owners, will consider all legal remedies that may be available against the City of Madison and Dane County.

Respectfully,



Kevin Lederer
Managing Partner/Principal
Capitol Real Estate Management Company (LLC)

cc: Mayor Satya Rhodes-Conway
City of Madison Police Department – Chief Shon Barnes & Captain Jamar Gary
Mike Wittenwyler, Godfrey & Kahn, S.C.

From: [Ann Hodges](#)
To: [All Alders](#); [City County Homeless Issues Committee](#)
Subject: Budget appropriation in support of new Men's Shelter facility
Date: Tuesday, May 4, 2021 4:41:53 PM

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

Greetings, Alders of Madison's Common Council:

As a resident of Madison, at 3324 Westview Lane, Madison, 53713-3424, I want to express my sincere and strong-held opinion that the Common Council should agree to the budget appropriation of \$3 million toward the proposed site of a new Men's Shelter (currently operated by Porchlight, Inc.) on 2002 Zier Road near East Towne Mall.

Also, as a member of downtown's Grace Episcopal Church at 116 West Washington Ave., I have long supported and been grateful that our church and the City of Madison can offer this much-needed and morally important service to members of our community who do not have the blessing and security of a home. May you know that I and many friends at Grace Episcopal feel strongly about our responsibilities for those less fortunate than we are and strongly support Madison's ongoing work to provide shelter, food, and safety for our homeless community.

I appreciate all your efforts to support this outreach and wish you success and satisfaction in the knowledge that you are providing a kind and necessary outreach.

With best wishes,

Ann G. Hodges

Madison resident at 3324 Westview Lane, Madison, WI 53713

From: [Marjory Lyford](#)
To: [All Alders](#)
Subject: Comment on Homeless Shelter
Date: Thursday, April 22, 2021 7:29:42 PM

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

Greetings,

I have lived downtown for ten years....just two blocks from Grace Episcopal, and I have never experienced anything negative because of the homeless shelter there although I walk in the area a lot. Please give the OK to the shelter on Zeier Road. We need to care for the homeless in a humane way.

Thank You. Marjory Lyford

From: [robert.schubert](#)
To: [All Alders](#)
Subject: Common Council Agenda Item #69 Tonight.
Date: Tuesday, May 4, 2021 4:23:22 PM

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

Please vote for the purchase of the property on Zeier Road for a (long overdue) permanent, purpose-built shelter for homeless men. Please do not fall victim to the testimony based in fear and not necessarily in experience with people who are unhoused.

Robert Schubert

From: [Mara Eisch](#)
To: [All Alders](#); [Mayor](#); [Figueroa Cole, Yannette](#)
Subject: Common Council Item #69
Date: Tuesday, May 4, 2021 1:57:16 PM

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

Mayor and ALders,

I am writing to oppose item #69 on the Common Council agenda for May 4th. If the purchase for the men's homeless shelter is approved, we will have learned nothing from the Tree Lane Project. There is no confirmed plan for resources, transportation and workflow with the Beacon. Without these plans in place we will be stumbling through an implementation that will end up costing much more and create other issues.

For example, if the Beacon resources remain downtown many if not most homeless men will just stay downtown when weather permits rather than travel to East Towne. Weather permits most of the year. Panhandling is more productive especially on weekends downtown. I suspect the prospect of money will outweigh a bed, especially on a weekend evening. Yes there are homeless who are not panhandling, but their resources at the beacon are still downtown. Will the Beacon continue to operate?

I hope your leadership will see that we need to have many more plans in place before moving forward with a purchase.

I assume that the city has followed its own guidelines and completed the Economic Impact Analysis, Risk Analysis, and RES Analysis reports. I am looking for them but cannot locate them. Let's think this through so that it can be a smooth, efficient and effective transition for the homeless men and the city.

Thank You

Dr Mara Eisch

From: [Krug, Peter F.](#)
To: [All Alders](#)
Subject: Common Council May 4th Meeting, Agenda Item 63920
Date: Tuesday, May 4, 2021 2:06:12 PM

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

Dear Alders:

I support the efforts of the City of Madison to establish a permanent home for the homeless men's shelter and support funding for this shelter.

As a member of Grace Episcopal Church, I am familiar with Porchlight's excellent management of the shelter while it was housed at the church from the mid-1980's to last year. I support Porchlight's work and strong commitment and am confident that it will continue to provide excellent management of the shelter.

Sincerely,
Peter Krug
Madison resident

From: [Eleanor Terry-Welsh](#)
To: [All Alders](#)
Subject: common council meeting 5/4
Date: Tuesday, May 4, 2021 4:13:21 PM

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

Hello!

I am writing to express my approval of items 16, 50, and 69, and my opposition to item 45 on tonight's common council agenda.

I support item 16. The epidemic of missing and murdered native women was something I, a white person was not aware of until fairly recently. Violence against those with marginalized identities is very often ignored, especially violence against indigenous peoples. I realize that awareness means nothing without additional action, and so I hope that this is the beginning, and not the end of the attention and resources that Native victims receive at the city government level.

I support items 50 and 69, and as both deal with projects that would help provide shelter and services to Madison's homeless population, so I will address them together here. Based on data from 2017, In Madison, African-American individuals in families are 27 times as likely as to go homeless as white individuals in families, and African-American single individuals are 8 times as likely to go homeless as white single individuals. Risk of homelessness is also much higher for Native American and Latine people as compared to white people. Madison is highly segregated, has a history of providing fewer resources to marginalized people and is generally lacking in resources for homeless people of all identities. We have had people living in tents in parks all winter, because there was nowhere else for them to go. Winters in Wisconsin are rough and no one should have to try to live outside during that. We need to provide more resources, including actual housing, for our neighbors who are houseless. This a safety issue, a racial justice issue, and a public health issue (especially with the covid-19 pandemic on-going). These two projects aren't the end but they are definitely necessary resources that will help get more people in our community into safe and equitable housing.

I oppose item 45. This item seems to me, like something that at first glance seems perhaps rather benign and mundane. However, as it deals with the Madison Police Department, I think that it is important to oppose this because it will eventually lead to allocation of funds that would benefit the police department. At present Madison's Police Department utilizes a huge portion of the city budget, while also causing a great deal of harm to marginalized communities. Does a roof hurt anyone? Not necessarily, but I believe that it is important that we critically examine any money that may potentially go into MPD, it's activities, and it's infrastructure. The money that would eventually go to this repair, could be used instead to provide resources to underserved communities in Madison, thereby reducing crime at its source, rather than supporting the justice system that ends up disproportionately harming marginalized communities in Madison without actually making anyone safer.

Thank you,
Eleanor Terry-Welsh

From: [Andrea Parmentier](#)
To: [All Alders](#)
Subject: Common council meeting 5/4/2021 agenda item support
Date: Monday, May 3, 2021 10:15:31 PM

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

Dear Members of the Common Council,

I am writing in regards to tomorrow's Common Council meeting (5/4), in support of agenda items 83 (65269), 85 (65271), and 87 (65274). These issues are important to me and I hope they will be considered fairly.

Sincerely,
Andrea Parmentier
402 Pawling St, Apt 1
Madison, WI 53704

From: [Shannon Barry](#)
To: [All Alders](#)
Subject: Common Council Meeting Agenda Item #54 pertaining to the purchase of 2002 Zeier Road for a Permanent Men's Shelter
Date: Tuesday, March 30, 2021 12:35:46 PM

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

From: [Joe Duperre](#)
To: [All Alders](#)
Subject: Common Council Meeting May 4, 2021 ~ Proposed Men's Homeless Shelter
Date: Tuesday, May 4, 2021 11:11:05 AM
Attachments: [image001.png](#)

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

May 4, 2021

Common Council Committee

via email allalders@cityofmadison.com



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

Dear Committee Members,

I again 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 city has not performed the necessary due diligence for such a proposal, nor has it followed its own site-selection criteria or even requested a basic economic impact study for the surrounding community.

While I understand the need of a new permanent shelter location, that location should not be to the detriment 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 either overblown or overstated, but the reality is this type of proposal has been tried in other communities, and the effects on those surrounding neighborhoods has been devastating. Businesses have closed, property values have plummeted, crime has skyrocketed, and the tax base has evaporated. I wish that this was not true, but unfortunately, it is, and the truth of the matter is that if the Committee approves this proposal, I believe the East Towne neighborhood will experience the same fate.

As this Committee knows, the East Towne community generates millions upon millions of dollars in tax revenues as well as thousands of jobs for our residents. If approved, this proposal has a very strong chance of decimating that tax base and putting 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 it is the likely future we face.

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 economic vitality and take the time to identify and select a more appropriate location.

Sincerely,


Joe Duperre
General Manager
East Towne Mall

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From: [Neil C. Halleen](#)
To: [Halverson, Gary](#); [All Alders](#); [Mayor](#)
Subject: East Towne Homeless center proposal
Date: Monday, May 3, 2021 10:11:26 AM

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

To all: What a horrible location for this facility. East Towne merchants are already struggling and with a homeless center located on this site it would be only obvious that these men will be "hanging out" inside the mall asking and some time approaching customers of the mall for money. The Hooper site as an alternative is actually near the downtown, has excellent but service and is in very close proximity to The Beacon Day care facility.

Please vote against the East Towne Mall location.

Neil C. Halleen

Opitz Realty Inc.

502 N. Eau Claire Ave.

Madison, WI 53705

608-257-0111

608-220-6238 cell

From: [Susan Bogen](#)
To: [All Alders](#)
Subject: East Side Homeless Shelter
Date: Sunday, April 25, 2021 11:02:30 AM

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

Pleased to add my voice to those who support Savers as a great location for the homeless shelter. It's close to needed services, possible employment opportunities, and transportation, but not in the middle of a residential neighborhood. Please vote in favor. Thank you for listening!!

--

Sue Bogen
17 Red Maple Trail
Madison WI 53717

From: [DAVID PROCKNOW](#)
To: [Mayor](#); [Parisi, Joseph](#); [All Alders](#); [Andrew Schauer](#); [Halverson, Gary](#)
Subject: Fw: Homeless (ness)
Date: Monday, May 3, 2021 9:57:46 AM

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

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

PROPOSED HOMELESS SHELTER

To all,

Once again, for those who are NOT listening...or just don't care!

WE HAVE A PANDEMIC HERE, A HOMELESS PANDEMIC...SAY NO TO THE HOMELESS, AND SAY NO TO THE PROPOSED HOMELESS SHELTER!

We have an EXTREMELY SERIOUS problem here, MADISON, WISCONSIN has now officially become the HOMELESS AND WELFARE CAPITAL OF THE WORLD...and this city is allowing it!

MADISON, WISCONSIN through it's lack of leadership, lawlessness, and careless spending has quickly become the LAUGHING STOCK of the entire world...unfortunately this is NO joke!

Trust me when I say, most residents (99.9%) want the homeless GONE, they are SICK of their messes, they are SICK of their panhandling...most importantly, they are SICK of seeing them DESTROYING this city!

You can't go ANYWHERE nowadays without them following you around, seeing them laying around, or having them beg you for money...the CAMPERS and their ENCAMPMENTS are everywhere!

It's time that MADISON does something about this problem, this PANDEMIC that is affecting us all, say NO to the homeless and homelessness and say YES to the SAFETY of it's residents...it's TAXPAYING RESIDENTS!

The RESIDENTS and BUSINESSES in the area will be greatly AFFECTED by this and the area will NEVER be the same again...NOBODY will feel safe, NOBODY will want to leave their homes, and NOBODY will support local business.

Leave well enough alone, keep the EXISTING SHELTER where it is and bring the PROPOSED MARKET and it's related business to the East Towne area...

Vote NO to the shelter for our LOCAL RESIDENTS and vote NO to the shelter for our LOCAL BUSINESSES!

David A. Procknow

To all,

Due to OVERWHELMING OPPOSTION to the PROPOSED eastside "HOMELESS SHELTER"...

The CURRENT location is still BY FAR the BEST location and it is already ESTABLISHED, shame on this city for WELCOMING the "homeless" to the city and expecting the TAXPAYERS to pay for them. There is ABSOLUTELY no LEGITIMATE REASON why the PROPOSED "market" cannot be brought to this PROPOSED eastside location INSTEAD...

I'M SURE THIS SITE WOULD BE WELCOMED INSTEAD OF OPPOSED TO BY ALL!

ALTERNATE HOMELESS SHELTER ALERT!!!

1422 MCARTHUR RD. Madison, Wi. (MLS #1900921) is READY TO GO and is NOW AVAILABLE for sale...

This location is conveniently located near a large WOODED AREA and a WALMART...as well as SEVERAL nearby existing "HOMELESS ENCAMPMENTS".

David,

After hearing out all of the citizens that came to the public hearing on the matter, I have changed my position and have announced my opposition to a facility of this size at this place. My comments can be found in the Wisconsin State Journal here:

https://madison.com/news/local/govt-and-politics/shooting-at-madison-homeless-shelter-hardens-opposition-to-permanent-site/article_6ced64b9-71c0-5eb3-a972-d6130a06eb4d.html

Unfortunately, as a county board supervisor, I have no direct power to stop the city from purchasing this property for this purpose. There will be other opportunities (such as when the conditional use permit needs to be approved) to express our position in this matter. However, as this is a city project, your focus is better spent trying to get your alder to vote against it when it is in front of the City Council soon.

Also, to answer your main question most directly, I don't know what the Mayor is thinking. But, you have ever right to tell her exactly what you are thinking by contacting her office directly.

Thanks,
Andrew Schauer
Dane County Board Supervisor, District 21

On Mar 25, 2021, at 4:40 PM, DAVID PROCKNOW <dtprocknow@sbcglobal.net> wrote:

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Contact Helpdesk at 266-4440 if unsure

As per Gary Halverson, submitted to all City Alder's...please do what you can to help us!

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!

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: [Toireasa Pierce](#)
To: [All Alders](#)
Subject: Fwd: FW: Permanent Men's Shelter
Date: Sunday, April 25, 2021 7:51:39 PM

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

Hello and thank you for your time,

I urge you to vote yes to the May 4th vote - for the Zeier Road building to be the permanent men's shelter.

City staff and advocates have traveled all around the Midwest looking at models on which to base this shelter and they are using evidence-based practices. They are knowledgeable, and we must allow them to continue this project for the good of *all* our citizens.

Those facing homelessness are most often only charged with nonviolent crimes in relation to their situation, such as trespassing, vagrancy and disorderly conduct related to the stress of homelessness, as well as the physical realities of living in poverty and experiencing homelessness.

What many people don't realize is that anyone could become homeless at any time, due to circumstance beyond their control. And yet such a stigma is thrown upon those using the shelter. Rather than push aside those who need support, our community needs to come together to create a safe supportive space for men in need of shelter.

The need for a shelter that addresses the whole person and the number of stresses and trauma that accompany being homeless will be a huge benefit to the community. It will connect people to resources and help build a healthier city.

--

Thank you,

Toireasa (Tessa) N. Pierce
She/Her/Hers

University of Wisconsin-Whitewater
Elementary Education Major| Adaptive education Minor

From: [Ron Geason](#)
To: [All Alders](#)
Cc: [Mary Ann Cook](#); [Brigitte Fielder](#); [LAYTON RIKKERS](#); [Krug, Peter F.](#); [STANDISH HENNING](#); [Kathy Harker](#); [Mike Edwards](#); [David Lyon](#); [marthaweaverhughes@gmail.com](#); [Rector](#); [Ann Hodges](#)
Subject: Grace Church Support for Men's Shelter
Date: Saturday, May 1, 2021 11:04:45 AM

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

Alders,
Supporting the homeless community in Madison is in the DNA of Grace Church. From providing the men's shelter for several years, to monthly meals, to the food pantry, serving this group has always been a priority.

There is no question that finding a permanent home for the shelter will be a difficult task. There is also no question that we must find a solution.

Whether the Zeier Road location is the right one will be subject to debate. Any solution will be controversial. We, at Grace, stand ready to support you in any way we can.

Ron Geason
Chair, Grace Mission & Outreach Committee

From: [Bob](#)
To: [Rhodes-Conway, Satya V.](#); [All Alders](#); [Common Council Executive Committee](#);
[county_board_recipients@countyofdane.com](#)
Cc: [zach@madisonbiz.com](#)
Subject: Homeless First Street vs East Towne
Date: Tuesday, May 4, 2021 3:46:56 PM

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

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 of obtaining TIF money for building a Public Market in the First Street location, versus a humanitarian perspective of providing much needed services to help our homeless population. It appears that the primary decision to relocate the men's shelter from its current location is not to provide a better solution for the people it serves, but to provide space for a Public Market that does not in any way serve the homeless needs. Is getting the TIF money more important than providing the best location to serve the needs of our homeless people?

When we consider what to do about homelessness, it is especially important to respectfully address this in a caring and humane manner. The homeless are people and deserve respectful consideration. Homelessness is not a one size fits all. It is not usually by choice. Many are members of Madison and surrounding communities, who pre-pandemic owned or rented private living spaces, but due to loss of income, lost their living spaces. Others may be homeless due to substance abuse, mental or physical challenges, and need professional help. Regardless, they are human beings, just like the rest of us.

The Capital Times published an article in the March 10, 2021 edition that contained an interview with the current drop-in shelter director. Several comments stand out.

1. The interviewer remarks about the First Street location appearing to look like a perfect spot. The shelter director replies that it is a dream come true, and further remarks that the proximity of the needed services aids in obtaining various help homeless men need.

The local First Street shelter service providers are Beacon, Wisconsin Association, Road Home Dane County, Porchlight, and NAMI, to name a few. Other locations in the area also provide food opportunities.

2. The move to the East Towne location would complicate and add cost due to the 6-mile difference.

Some have suggested using busses or BRT transportation, but they may not have considered that some homeless people tend to keep what little

belongings they have either with them or close by. Busses could become cluttered with their belongings, while other riders may object, and may chose not to use the busses. If they were to walk, it could be a two and one half to three hours walk to get to the services they need.

All indications coming from people who are doing their best to help the homeless, seem to be that they have been able to do that better at the First Street location.

The major push now seems to be purchasing the former Saver site, and then deal with the details later. I attended the city informational meetings where city staff presented the plan for the shelter. The prominent factors discussed were obtaining the property and renovating the building. Services were mentioned without detail, with no formal commitment on the part of the partners relocating their services closer. The other fact considered was that the building was on a bus route, and BRT would be available to get them downtown for the services they needed. No evidence has been presented to suggest how this movement improves the ability to serve the homeless needs.

The question we need to ask is how we would want to be treated if we were in that situation. Being stuffed into a building containing up to 400 beds would not be our choice. I would not want to experience that. I doubt that any of you would want to experience that. 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.

The rational 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.

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. Think of a family 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 dealing with many other people with all 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.

There is no data or popular consensus from the Dane County community for a need to build a Public Market, and certainly no strong necessity to locate it in that location. In fact, the East Towne area would provide more convenient community access via I39-90-94, the beltline, and US 51 and

151. East Towne is also scheduled for revitalization.

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.

A yes vote on this item is to deprive homeless men of their best opportunity to obtain the needed services at locations close to their shelter. It is a statement that a public market is more important than helping the homeless. Do you want to be recorded as such? Please vote not to approve this and stop changing something that is currently working for helping our homeless men.

Bob Schaefer

6 Cottonwood Cir

Madison 53704



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From: [LAYTON RIKKERS](#)
To: [All Alders](#)
Subject: Homeless Men's Shelter(Agenda #63920)
Date: Tuesday, May 4, 2021 11:42:46 AM

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

Dear Alders,

First, thank you for the time and effort you spend on behalf of all of us who reside in Madison. Also, congratulations to the new Alders recently elected.

The past year, complicated by the Covid crisis, has shown us the urgent need Madison has for a purpose – built homeless men's shelter. For 35 years and until its recent move to a temporary site due to the pandemic, the men's shelter was located in the basement of Grace Episcopal Church on the Capitol Square where my wife and I have been members for the past 25 years. The shelter has been ably managed by Porchlight, Inc. Rather than being a curse or even a significant distraction, the presence of the shelter and its guests has been a blessing to our parish family. Instead of the decline in membership experienced by most traditional Protestant churches, our congregation is growing in numbers and in enthusiasm in part because the shelter has provided us with a meaningful and purposeful outreach mission. The shelter has also provided us the opportunity to better understand the complex issue of homelessness and to interact with the men who utilize it. Rather than the negative stereotype often attached to these men, we have discovered that the majority are full or part-time employees, have been homeless for a brief interval, are grateful for the shelter and food that is provided, and, most importantly, when treated with respect and kindness, nearly all respond in kind. Although there is a misconception that a homeless men's shelter breeds violence and fear in nearby neighborhoods, during its more than 35-year presence at Grace church, there is not a single documented occurrence of an armed assault at the shelter and even minor altercations have been infrequent. Prior to Covid, most downtown businesses thrived, the Farmers Market and Concerts on the Square have become major Madison attractions, and many luxury housing units have been built and occupied on or near the Square. This is not the appearance of a fearful neighborhood. Many of us at Grace Church are disappointed that the shelter cannot return because the space available does not meet the requirements for a modern multi-purpose homeless shelter. Although my wife and I have no expertise in knowing what such requirements are or where a new shelter should be located, we strongly encourage the Alders to provide funding for this purpose during their meeting on May 4. We thank you in advance for your

thoughtful deliberations regarding this complex, urgent, and extremely important issue.

Sincerely, Dr. Layton and Diane Ridders, Madison Residents

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From: [Renee Zeier](#)
To: [All Alders](#)
Subject: Homeless shelter
Date: Monday, May 3, 2021 3:29:05 PM

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To district 17 and alders counsel members,

Concerning the proposed homeless shelter being located at [2002 Zeier Rd.](#) I am opposed to this at this time.

I live near East Towne off Thompson Dr. on Summer Ridge Dr. and am also a business and property owner in close proximity to the site. This has made me hesitant to do business or develop farther projects in this area. It will have a negative impact on businesses many of which are already struggling. The Loss of tax revenues will spiral the area downwards.

Nor do I believe This location is not ideal for this project. It is not located close to the facilities they need such as health, food banks, jobs and various other assistance or future housing. Downtown is better suited for this.

This will encourage an influx of more people than can be handled in this area. There will continue to be as many tents at Reindahl park as there is now. Perhaps a mobile shelter at the park with the ability to relocate later should be considered.

Such a large facility does not serve these men, nor the community and is not a compassionate solution. Nor address the many issues at the root of the their problems. Nor does it address their or our community future needs.

There has also been an increase in crime in this area. I had my daughter's car stolen from my driveway. My son-in-law also had his car broken into in his driveway, his window smashed on it, for an empty jewelry box. He lives on Clove Dr with my grandson. The increase in crime already occurring needs to be addressed.

There has been better success for the community with a police station next to the homeless shelter being built in conjunction. Do you plan on building one and increasing police presence?

Thank you,
Renee Zeier

Sent from my iPhone

From: [Faith Kelley](#)
To: [All Alders](#)
Subject: Homeless shelter
Date: Tuesday, May 4, 2021 4:04:11 PM

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I oppose this proposal. This move is not helpful for any involved. These men want to be with their loved ones, pets and friends. It's not a good match.

Faith Kelley

Sent from my iPhone

From: [Diane](#)
To: [All Alders](#)
Subject: Homeless Shelter Needed!
Date: Tuesday, April 20, 2021 6:01:20 PM

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

Dear Alders,

I fully agree with the article in last Sunday's WSJ "Forum" section by Bonnie Margulis. I have worked with the homeless for over 30 years, through a variety of agencies, including a strong partnership with Porchlight. The Porchlight Products Kitchen and apartment building is also on the far east side near East Towne, so the new site on Zeier Road would provide perfect access and collaboration for kitchen training and thus increase stability.

Porchlight has a terrific history of providing the services needed to provide safe shelter and a compassionate home, their motto being "A Hand Up, Not a Hand Out". It is a painful disgrace for our city to close the doors of a perfectly planned shelter, especially when human beings are sleeping in tents and snow on winter nights, and in rain and wind this spring. We MUST do better. This should not be a debate. The answer is clear and easy: we must take care of our fellow human being!

Vote for the new shelter!

Sincerely,

Diane Ballweg
350 S. Hamilton Street #701
Madison, WI. 53703

From: [BeckyS Haug](#)
To: [All Alders](#); [Halverson, Gary](#)
Subject: Homeless Shelter opinion, we can do better
Date: Monday, May 3, 2021 9:06:22 PM

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

Hello,

I live on Kurt Drive, a small through street between Thompson and Milwaukee. I've owned this home for almost 20 years. I have somehow become that old lady that says things like "I remember when I could leave my windows open and save on air conditioning when I went to work". During good weather, knees permitting, I walk on a route that takes me past what was Karmenta. From what I have read on the family facility that is going there, I think it will be well-managed. It seems to provide a place where they can catch their breath, have a safe moment, and make a plan to get on with their lives. I support that idea. People just need help sometimes.

I do not support the men's shelter in the old Saver's building for all the reasons I support the other facility. Large congregate facilities are not a home. Even though the family facility only provides a room, it is a home--just a very small one. It has a door and I assume a lock, a drawer for clean clothes, an address to put on a resume, wireless service to find housing and a job. This shelter is a building where people have to find a way there very early to stand in line to wait for a possible bed after being "processed" through the admission and then it is only a bed--there is no dresser for clothes, no shelf and light for a book to read, no quiet place to have thoughts, no autonomy over your life, no encouragement to learn about a dresser for clothes and a light and a book or any reason to maybe want to come up with a plan to get off the streets if the person seems to have no desire to do so. Being homeless, and subjected to these shelters, is dehumanizing. Little by little, your existence becomes getting in line to get in another line, to get a meal, to take a shower, to get to a bed, until you are pushed out into another day to do it again. We can do better, and we should.

This plan assumes all homeless people have the same goal--to get shelter for the night, no matter where. I believe there are many vets amongst the homeless who would benefit from a smaller community type shelter (much like Occupy Madison) closer to and with direct bus lines to the VA hospital. Those with PTSD might benefit from being together in a community to support each other and feel safe. Alternatively, there may be some who simply can't imagine a life beyond what they have been subjected to for many years. They might benefit from a small congregate community near counselling and medical services or a community center that would help them learn life skills and have access to the internet to help them prepare to transition into jobs and housing of their own. Younger people, under age 22, have other needs, and should have housing (not shelter) options close to a high school. If they are over 22 but under 30 maybe they would be interested in and be good candidates for apprenticeship opportunities and would benefit from a smaller community of like individuals near MATC or ABC. Many of these kids don't have the life skills to live on their own because they've never had any good adults to teach them--the right type of solution to their homelessness can be incredibly important while they are still at an age to learn these skills and change their outlook on life.

And, I realize not everyone is a candidate for leaving the streets. However, in that case there

should be a community area for those who are not ready or do not want to give up an addiction. I have thought something in an area such as those beyond the East side drivers license office, possibly where the bar just burned, where there are no children or families nearby but there is a hospital (The American Center UW) nearby for emergency response, would be a solution for their needs.

I think it is very wrong to act as though everyone's homelessness is the same. I also think shelter is not the answer to homelessness--housing is. Housing means a room of one's own, not a house. We can do this. Small dorm facilities, tiny houses, quonset huts, I don't care, but we are better than an overnight prison. We are the home of Garbage and The World's Largest Brat Fest. We gave the world The Onion and The Dairy Expo. We are a varied community with great accomplishments. Let's do better, you know we can.

Thank you,
Becky Haug

From: [Mary-Jo Olsen](#)
To: [All Alders](#)
Subject: Homeless Shelter
Date: Monday, April 26, 2021 1:55:14 PM
Attachments: [Outlook-lzr41ilk.png](#)
[Recovery Coalition of Dane County letter of support for new men's shelter site \(1\).docx](#)

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

Please see the attached letter in support of the Men's Homeless Shelter at 2002 Zeier Road on behalf of the Recovery Coalition of Dane County (RCDC).

Journey Mental Health Center is one of the many agencies that make up the RCDC. We support the city's purchase of this property for the purpose-built men's shelter.

Thank you for your time,

Sincerely,

Mary-Jo Olsen

Mary Jo Olsen, MSSW, LCSW
Director of Community Services
Journey Mental Health Center
maryjo.olsen@journeymhc.org
mobile: 608-800-1209
office (leave message): 608-280-2782
Journey main number: 608-280-2700
25 Kessel Ct,
Madison WI 53711

Preferred pronouns: she/her/hers

If you received this e-mail in error, please notify the sender, delete the e-mail, and do not use, disclose or store the information it contains.

This e-mail and any attachments may contain confidential information, including records protected by WI Mental Health 51.30 and/or AODA federal confidentiality rules (42 CFR Part 2) - both prohibit you from making any further disclosure of this information unless further disclosure is expressly permitted by the written consent of the person to whom it pertains or as otherwise permitted by 51.30 or 42 CFR Part 2. A general authorization for the release of medical or other information is NOT sufficient for this purpose. Federal rules restrict any use of this information to criminally investigate or prosecute any alcohol or drug abuse client.



From: [tgun3](#)
To: [All Alders](#)
Subject: homeless shelter
Date: Monday, April 26, 2021 4:24:16 PM

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I DON'T IT HERE



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From: [Nathan Kollath](#)
To: [All Alders](#)
Subject: Homeless shelter
Date: Friday, April 23, 2021 12:49:50 PM

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

Dear Alders:

I have not heard about any new developments regarding the men's homeless shelter next to the East Towne Mall. During the last council meeting, I recall that various alders were going to look into vacant buildings in their districts closer to downtown. This would enable the homeless men to be closer to their resources such as the Beacon and other providers. Asking the homeless guests to take a bus back and forth downtown each day does not seem realistic. Are there any new developments that you can share?

Also, I saw a local news article on April 20, 2020 (see below for a link) that discussed the shooting at the current homeless shelter in a bit more detail after the suspect had his initial court appearance. The suspect was quoted as saying "everyone has weapons, they don't get patted down" when discussing the homeless shelter. I am sure that is not a completely true statement, but it is disturbing nonetheless. Having 200 homeless men in a building, and many with weapons, is another reason why the City should invest in multiple homeless shelters throughout the City and not one giant one.

<https://wkow.com/2021/04/20/i-have-an-8-year-old-mind-suspected-shooter-at-madisons-mens-shelter-claims-mental-health-problems/>

Thank you.

Nate Kollath



May 3, 2021

Madison Common Council President Syed Abbas
P.O. Box 7671
Madison, WI 53707

Dear Council President Abbas:

Latino Consortium for Action is a coalition of Latinx serving agencies, professional associations and groups involved in support of Latino families in the City of Madison. Our goals are to provide opportunities for all communities (including Latinos) to be able to work, worship and thrive to provide for their families.

As a coalition, we are in support of purchasing a site for a permanent men's shelter on the eastside of the City of Madison for people experiencing homelessness. We understand that there have been efforts made for the past several decades to find a home for this site to replace an inadequate, temporary facility at Grace Episcopal Church.

Our members understand there is never an ideal location to for facilities to providing services to the people experiencing homelessness, but the Zeier Road location is the best option we have available.

We are aware that there is some opposition, as there would be if located elsewhere and encourage the city council to pass this decision at your upcoming May 4, 2021 meeting.

Sincerely,

Latino Consortium for Action.

Oscar Mireles, Convenor

Members: Shiva Bidar, Baltazar De Anda, Armando Ibarra, Juan Jose Lopez, Salvador Carranza, Jessica Cavasos, Leslie Orrantia, Julia Aratta-Frata, Veronica Figueroa Velez, Alex Ysquierdo, Jose Maldonado, Luis Montoto, Lupita Montoto, Teresa Tellez-Giron, Brenda Gonzalez, Sandy Morales Michaelis, Karen Menendez Collier, Norma Gallegos, Dr. Patricia Tellez- Giron, Fernando Cano, Jessica Cavasos, Gloria Reyes, Fabiola Hamden

From: [Laura Stephenson](#)
To: [All Alders](#)
Subject: In support of building purchase
Date: Sunday, April 25, 2021 10:09:48 AM

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

Dear Common Council members,

I write this morning in **support** of the purchase of 2002 Zeirer Road (the 16th site considered) for the creation of a new men's facility. It is my understanding that this new facility will "include not only humane sleeping arrangements for unhoused individuals but potentially 'pay to stay' sleeping rooms for individuals who are working." I think this is an important step in rebuilding the trust many individuals have in the City AND helping to provide a stronger foundation for individual and collective growth. Transitional housing can also be an excellent good-will gesture to community members in crisis, one that can help keep folk out of further crisis.

It is important for City leaders like yourselves to look at the big picture and find humane, people-centered ways to support community members who are isolated, down, and in a difficult spot. It is our collective responsibility to aid people as a way of keeping them connected to the community. Belongingness is a fundamental human need and without it, the seeds of disconnection & mistrust are sown. We ALL pay the cost of sowing mistrust, just as we ALL reap the benefits of supporting individuals in need. Prioritizing concerns about "possible decreased property values" puts the focus in the wrong place and at the wrong time. Property values that are high and then quickly drop do so because of CHOICES individuals and businesses make. If they choose to reject a purpose-built shelter out of fear and prejudice, then they will have DRIVEN the property values down. These situations don't happen on their own. However, if everyone CHOOSES to embrace the shelter and treat it's occupants with respect, and support nonprofit services coming into the building, and find ways to build trust, then everyone wins.

I ask you to listen to all voices and amplify those wanting to support the vulnerable. I also ask that your support for the shelter not stop with the vote to purchase the building, but to also embrace the building as an asset in the community.

Thank you,

Laura

Laura Stephenson, PhD

--

Laura Stephenson, PhD
she/her

From: [Ann Rahn](#)
To: [All Alders](#)
Subject: In support of the proposed site at 2002 Zeirer Rd
Date: Sunday, April 25, 2021 9:14:38 PM

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

We are writing to add our names to the list of those who whole heartedly support the site at 2002 Zeirer Rd for the proposed homeless shelter.

Sincerely,
Ann and Douglas Rahn

From: [Edward Kuharski](#)
To: [All Alders](#)
Cc: [Mayor](#); [Konkel, Brenda](#); linda@justdane.org; heidimayree@gmail.com
Subject: Item #69 - Men's Shelter Site
Date: Tuesday, May 4, 2021 2:22:13 PM

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

All, While the Zeier Road property is not an ideal location, it is a good as it gets in Madison's real estate & social environment (witness the previous selected site that was lost immediately after being made public).

I want to make sure that you all understand that testimony that points to fears of loss of real estate value have no basis in fact. Studies I found back in 2013-14 when bringing the proposal for Occupy Madison's successful first Tiny Homes & Gardens project consistently documented an INCREASE in adjacent property values when a homeless service facility of any kind was established. This makes sense given that such facilities reduce the social issues associated with a lack of secure shelter and the phenomenon of soul loss that is an integral part of lacking a roof and a door that locks. I enjoy apologizing to Emerson East neighbors for driving their assessed values UP since the OM Village was established.

Out of state developers with out of country investors have no basis to fan these unfounded fears. I would make the case that luxury housing comes with negative impacts on our communities' most pressing housing challenges, and that non-resident ownership of housing in our community is destructive of the cohesiveness of our community, the essence of which is that we all have a common interest in the community's success and stability. I know we can't prohibit absentee ownership but we don't have to encourage it. The notion of "trickle-down" economics providing the funding for the housing we actually need is no more valid than Ronald Reagan's macro-economic voodoo.

I believe that affordable housing would be a good fit adjacent to the Men's Shelter and to East Towne Mall. Emerald Village Coop and Cottage Grove Coop in the Eugene, OR area are promising examples of fully serviced, architect-designed small homes with monthly costs of about \$350/mo., and located within established residential areas as the OM Villages are.

In all such discussions of both budget and policy I urge you all to keep in mind the estimate, ca.2013 from the Secretary of HUD, that the failure to house a person costs the local community government and institutions (healthcare, service agencies) an average of \$40,000 annually. With that in mind, it is fiscally irresponsible to fail to leave anyone out in the cold. (At market rates, it costs no more than \$16K all in to house a person in Madison. So there are about \$24K net to be gained for each person placed in housing, even at a %100 subsidy.)

Let's get this step done, and not let the perfect be the enemy of the good.

Warm regards, Ed

Edward Kuharski, Architect, AIA, LEED AP
GREEN DESIGN STUDIO
405 Sidney Street
Madison, WI 53703
608/469-5963 mobile
ekuharski@aol.com

"The best way to predict the future is to help create it."

White Supremacy Culture

From Dismantling Racism: A Workbook for Social Change Groups, by Kenneth Jones and Tema Okun, ChangeWork, 2001

This is a list of characteristics of white supremacy culture which show up in our organizations. Culture is powerful precisely because it is so present and at the same time so very difficult to name or identify. The characteristics listed below are damaging because they are used as norms and standards without being pro-actively named or chosen by the group. They are damaging because they promote white supremacy thinking. They are damaging to both people of color and to white people. Organizations that are people of color led or a majority people of color can also demonstrate many damaging characteristics of white supremacy culture.

Perfectionism

- little appreciation expressed among people for the work that others are doing; appreciation that is expressed usually directed to those who get most of the credit anyway
- more common is to point out either how the person or work is inadequate
- or even more common, to talk to others about the inadequacies of a person or their work without ever talking directly to them
- mistakes are seen as personal, i.e. they reflect badly on the person making them as opposed to being seen for what they are: mistakes
- making a mistake is confused with being a mistake, doing wrong with being wrong
- little time, energy, or money put into reflection or identifying lessons learned that can improve practice, in other words little or no learning from mistakes
- tendency to identify what's wrong; little ability to identify, name, and appreciate what's right

Antidotes: develop a culture of appreciation, where the organization takes time to make sure that people's work and efforts are appreciated; develop a learning organization, where it is expected that everyone will make mistakes and those mistakes offer opportunities for learning; create an environment where people can recognize that mistakes sometimes lead to positive results; separate the person from the mistake; when offering feedback, always speak to the things that went well before offering criticism; ask people to offer specific suggestions for how to do things differently when offering criticism.

Sense of Urgency

- continued sense of urgency that makes it difficult to take time to be inclusive, encourage democratic and/or thoughtful decision-making, to think long-term, to consider consequences
- frequently results in sacrificing potential allies for quick or highly visible results, for example sacrificing interests of communities of color in order to win victories for white people (seen as default or norm community)

- reinforced by funding proposals which promise too much work for too little money and by funders who expect too much for too little

Antidotes: realistic work plans; leadership which understands that things take longer than anyone expects; discuss and plan for what it means to set goals of inclusivity and diversity, particularly in terms of time; learn from past experience how long things take; write realistic funding proposals with realistic time frames; be clear about how you will make good decisions in an atmosphere of urgency

Defensiveness

- the organizational structure is set up and much energy spent trying to prevent abuse and protect power as it exists rather than to facilitate the best out of each person or to clarify who has power and how they are expected to use it
- because of either/or thinking (see below), criticism of those with power is viewed as threatening and inappropriate (or rude)
- people respond to new or challenging ideas with defensiveness, making it very difficult to raise these ideas
- a lot of energy in the organization is spent trying to make sure that people's feelings aren't getting hurt or working around defensive people
- the defensiveness of people in power creates an oppressive culture

Antidotes: understand that structure cannot in and of itself facilitate or prevent abuse; understand the link between defensiveness and fear (of losing power, losing face, losing comfort, losing privilege); work on your own defensiveness; name defensiveness as a problem when it is one; give people credit for being able to handle more than you think; discuss the ways in which defensiveness or resistance to new ideas gets in the way of the mission

Quantity Over Quality

- all resources of organization are directed toward producing measurable goals
- things that can be measured are more highly valued than things that cannot, for example numbers of people attending a meeting, newsletter circulation, money spent are valued more than quality of relationships, democratic decision-making, ability to constructively deal with conflict
- little or no value attached to process; if it can't be measured, it has no value
- discomfort with emotion and feelings
- no understanding that when there is a conflict between content (the agenda of the meeting) and process (people's need to be heard or engaged), process will prevail (for example, you may get through the agenda, but if you haven't paid attention to people's need to be heard, the decisions made at the meeting are undermined and/or disregarded)

Antidotes: include process or quality goals in your planning; make sure your organization has a values statement which expresses the ways in which you want to do your work; make sure this is a living document and that people are using it in their day to day work; look for ways to measure process goals (for example if you have a goal of inclusivity, think about ways you can measure whether or not you have achieved that goal); learn to recognize those times when you need to get off the agenda in order to address people's underlying concerns

Worship of the Written Word

- if it is not in a memo, it doesn't exist
- the organization does not take into account or value other ways in which information gets shared
- those with strong documentation and writing skills are more highly valued, even in organizations where ability to relate to others is key to the mission

Antidotes: take the time to analyze how people inside and outside the organization get and share information; figure out which things need to be written down and come up with alternative ways to document what is happening; work to recognize the contributions and skills that every person brings to the organization (for example, the ability to build relationships with those who are important to the organization's mission)

- only one right way
- the belief that there is one right way to do things and once people are introduced to the right way, they will see the light and adopt it
- when they do not adapt or change, then something is wrong with them (the other, those not changing), not with us (those who know the right way). Similar to the missionary who does not see value in the culture of other communities, sees only value in their beliefs about what is good.

Antidotes: accept that there are many ways to get to the same goal; once the group has made a decision about which way will be taken, honor that decision and see what you and the organization will learn from taking that way, even and especially if it is not the way you would have chosen; work on developing the ability to notice when people do things differently and how those different ways might improve your approach; look for the tendency for a group or a person to keep pushing the same point over and over out of a belief that there is only one right way and then name it; when working with communities from a different culture than yours or your organization's, be clear that you have some learning to do about the communities' ways of doing; never assume that you or your organization know what's best for the community in isolation from meaningful relationships with that community

Paternalism

- decision-making is clear to those with power and unclear to those without it
- those with power think they are capable of making decisions for and in the interests of those without power
- those with power often don't think it is important or necessary to understand the viewpoint or experience of those for whom they are making decisions
- those without power understand they do not have it and understand who does
- those without power do not really know how decisions get made and who makes what decisions, and yet they are completely familiar with the impact of those decisions on them

Antidotes: make sure that everyone knows and understands who makes what decisions in the organization; make sure everyone knows and understands their level of responsibility and authority in the organization; include people who are affected by decisions in the decision-making

Either/Or Thinking

- things are either/or, good/bad, right/wrong, with us/against us
- closely linked to perfectionism in making it difficult to learn from mistakes or accommodate conflict
- no sense that things can be both/and
- results in trying to simplify complex things, for example believing that poverty is simply a result of lack of education
- creates conflict and increases sense of urgency, as people are felt they have to make decisions to do either this or that, with no time or encouragement to consider alternatives, particularly those which may require more time or resources

Antidotes: notice when people use either/or language and push to come up with more than two alternatives; notice when people are simplifying complex issues, particularly when the stakes seem high or an urgent decision needs to be made; slow it down and encourage people to do a deeper analysis; when people are faced with an urgent decision, take a break and give people some breathing room to think creatively; avoid making decisions under extreme pressure

Power Hoarding

- little, if any, value around sharing power
- power seen as limited, only so much to go around
- those with power feel threatened when anyone suggests changes in how things should be done in the organization, feel suggestions for change are a reflection on their leadership
- those with power don't see themselves as hoarding power or as feeling threatened
- those with power assume they have the best interests of the organization at heart and assume those wanting change are ill-informed (stupid), emotional, inexperienced

Antidotes: include power sharing in your organization's values statement; discuss what good leadership looks like and make sure people understand that a good leader develops the power and skills of others; understand that change is inevitable and challenges to your leadership can be healthy and productive; make sure the organization is focused on the mission

Fear of Open Conflict

- people in power are scared of conflict and try to ignore it or run from it
- when someone raises an issue that causes discomfort, the response is to blame the person for raising the issue rather than to look at the issue which is actually causing the problem
- emphasis on being polite
- equating the raising of difficult issues with being impolite, rude, or out of line

Antidotes: role play ways to handle conflict before conflict happens; distinguish between being polite and raising hard issues; don't require those who raise hard issues to raise them in acceptable ways, especially if you are using the ways in which issues

are raised as an excuse not to address the issues being raised; once a conflict is resolved, take the opportunity to revisit it and see how it might have been handled differently

Individualism

- little experience or comfort working as part of a team
- people in organization believe they are responsible for solving problems alone
- accountability, if any, goes up and down, not sideways to peers or to those the organization is set up to serve
- desire for individual recognition and credit
- leads to isolation
- competition more highly valued than cooperation and where cooperation is valued, little time or resources devoted to developing skills in how to cooperate
- creates a lack of accountability, as the organization values those who can get things done on their own without needing supervision or guidance

Antidotes: include teamwork as an important value in your values statement; make sure the organization is working towards shared goals and people understand how working together will improve performance; evaluate people's ability to work in a team as well as their ability to get the job done; make sure that credit is given to all those who participate in an effort, not just the leaders or most public person; make people accountable as a group rather than as individuals; create a culture where people bring problems to the group; use staff meetings as a place to solve problems, not just a place to report activities

- I'm the only one
- connected to individualism, the belief that if something is going to get done right, 'I' have to do it
- little or no ability to delegate work to others

Antidotes: evaluate people based on their ability to delegate to others; evaluate people based on their ability to work as part of a team to accomplish shared goals

Progress is Bigger, More

- observed in systems of accountability and ways we determine success
- progress is an organization which expands (adds staff, adds projects) or develops the ability to serve more people (regardless of how well they are serving them)
- gives no value, not even negative value, to its cost, for example, increased accountability to funders as the budget grows, ways in which those we serve may be exploited, excluded, or underserved as we focus on how many we are serving instead of quality of service or values created by the ways in which we serve

Antidotes: create Seventh Generation thinking by asking how the actions of the group now will affect people seven generations from now; make sure that any cost/benefit analysis includes all the costs, not just the financial ones, for example the cost in morale, the cost in credibility, the cost in the use of resources; include process goals in your planning, for example, make sure that your goals speak to how you want to do your

work. not just what you want to do; ask those you work with and for to evaluate your performance

Objectivity

- the belief that there is such a thing as being objective
- the belief that emotions are inherently destructive, irrational, and should not play a role in decision-making or group process
- invalidating people who show emotion
- requiring people to think in a linear fashion and ignoring or invalidating those who think in other ways
- impatience with any thinking that does not appear logical to those with power

Antidotes: realize that everybody has a worldview and that everybody's worldview affects the way they understand things; realize this means you too; push yourself to sit with discomfort when people are expressing themselves in ways which are not familiar to you; assume that everybody has a valid point and your job is to understand what that point is

Right to Comfort

- the belief that those with power have a right to emotional and psychological comfort (another aspect of valuing logic over emotion)
- scapegoating those who cause discomfort
- equating individual acts of unfairness against white people with systemic racism which daily targets people of color

Antidotes: understand that discomfort is at the root of all growth and learning; welcome it as much as you can; deepen your political analysis of racism and oppression so you have a strong understanding of how your personal experience and feelings fit into a larger picture; don't take everything personally

One of the purposes of listing characteristics of white supremacy culture is to point out how organizations which unconsciously use these characteristics as their norms and standards make it difficult, if not impossible, to open the door to other cultural norms and standards. As a result, many of our organizations, while saying we want to be multicultural, really only allow other people and cultures to come in if they adapt or conform to already existing cultural norms. Being able to identify and name the cultural norms and standards you want is a first step to making room for a truly multi-cultural organization.

From: [Andrea Montecchi](#)
To: [Halverson, Gary](#); [All Alders](#); [Mayor](#)
Cc: [Mark Felcyn](#)
Subject: Letter in opposition to the proposed Men's Shelter in Zeier Road (District 17)
Date: Monday, May 3, 2021 7:48:07 PM
Importance: High

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

This letter follows the preceding letter in opposition to the proposal from 29 April 2021.

Subj: Locating a Permanent Location for the Proposed Men's Shelter at 2002 Zeier Road.

Dear City Council, Alders, and Mayor,

Since the last meeting (29 April 2021), there has been no known progress concerning material concerns with the subject proposal. Alder Halverson has summarized the principal central issues and provided them in a separate document.

As I (and many others) have stated in previous sessions, this proposal will introduce significant problems for the revitalization of the East Madison retail center and the surrounding community. Furthermore, several professionals with greater understanding of the nature of the homeless population have stated that the large (400+ transient shelter) is not an effective means to help the population of homeless people (regardless of aspiration).

Professionals within my facility have already been raising questions about the status of the proposed shelter. Several have stated that if it goes through, they have an interest in relocating their businesses to other areas. Likewise other large investors looking to invest and fuel the revitalization of East Madison have articulated that they will seek investment elsewhere if this proposal goes through.

East Washington Avenue already has a substantial homeless concentration. Community Members and Business Owners in the area oppose this proposal for reasons that span both the revitalization of the community and the effectiveness of being able to better support the homeless population.

This proposal (if approved) will be a detriment to the community, surrounding businesses, fail to help the community it seeks to serve, and result in a misuse of funds taxpayer funds.

Respectfully,

Andrea A. Montecchi

President Ascensione Holdings

Owner/Managing Partner Phenix Salon Suites

(608) 338 – 7452

Andrea.phenix@outlook.com

From: Andrea Montecchi <montecchiaa@outlook.com>

Sent: Tuesday, March 30, 2021 10:06 AM

To: district1@cityofmadison.com; district2@cityofmadison.com; district3@cityofmadison.com; district4@cityofmadison.com; district5@cityofmadison.com; district6@cityofmadison.com; district7@cityofmadison.com; district8@cityofmadison.com; district9@cityofmadison.com; district10@cityofmadison.com; district11@cityofmadison.com; district12@cityofmadison.com; district13@cityofmadison.com; district14@cityofmadison.com; district15@cityofmadison.com; district16@cityofmadison.com; district17@cityofmadison.com; district18@cityofmadison.com; district19@cityofmadison.com; district20@cityofmadison.com; CCEC@cityofmadison.com; allalders@cityofmadison.com

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

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 19th of March, it was clearly articulated that this location is not the 1st 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 24th 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

From: [Miranda Hassett](#)
To: [All Alders](#)
Subject: Letter in support of Zeirer Road shelter proposal
Date: Saturday, April 24, 2021 10:03:11 AM

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

Dear Alders,

I'm writing to urge you to support the purchase of the Zeirer Road building for the new purpose-built men's shelter. Madison has put off building a facility for this purpose, with all the amenities and services that are needed, for far too long. The pastor of Grace Episcopal is a friend, so I know well that the arrangement with Grace was always provisional and never what was really needed.

It is long past time for Madison to build something that will actually meet the needs and improve the situation for this population - and it's long past time to stop letting neighbors' fears and prejudices get in the way. The people involved in planning for this new shelter have absolutely done the work; please trust them and stand firm for this project.

I want to live in a Madison that lives up to its best intentions and aspirations. Please have the courage to move toward with this plan.

Thank you for your hard work.

Miranda Hassett
Greentree Neighborhood (District 20)

From: [jonimitchell](#)
To: [All Alders](#)
Subject: Link to may 4 council mtg
Date: Tuesday, April 27, 2021 7:59:30 AM

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

I oppose the location of the homeless location near east towne. Please send time and zoom link for may 4 meeting. Thank you.

Joni Mitchell

jmmitchell@pharmacy.wisc.edu

Sent from my Verizon, Samsung Galaxy smartphone

From: [Steve Mueller](#)
To: [All Alders](#)
Subject: May 4th 2021 Common Council meeting
Date: Monday, May 3, 2021 1:22:06 PM
Attachments: [Bus Routes.pdf](#)
[Existing Mental Health Facilities .pdf](#)
[Kitchens.pdf](#)
[Job Service and Unemployment Office.pdf](#)

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

Dear New and existing Alders,

Below is our original letter to all Alderpersons dated March 26th, 2021 stating why we as City of Madison employers and taxpayers are opposed to the Homeless Shelter being proposed for 2002 Zeier Rd, item #69.

Furthermore, as a result of the March 30th Common Council meeting and the dozens and dozens opinions expressed in that meeting, it is our belief that the loss of jobs at East Towne Mall, the loss of multiple businesses in the area and the subsequent loss of Millions of Tax Dollars required to fund City of Madison services for years to come, approving the Shelter at 2002 Zeier Rd would be very short sighted and damage funding for many other very beneficial City initiatives.

Please read our letter below and attachments above. PLEASE recognize our men need to be closer to the above critical services, not two bus legs and 53 mins away, if we truly want to give them a chance to regain their dignity, skills and become new contributors to our businesses and communities.

Thank you for your consideration and your NO Vote, to show opposition to the Shelter at 2002 Zeier Rd. We strongly believe this shelter location will fail to serve our homeless men and will destroy a tax base we can't afford to lose.

Sincerely,

Steve Mueller / Pat Feely

Steve Mueller/Pat Feely

Madison employers and taxpayers at 4121 East Towne Blvd

-STILL....looking for two entry level employees at to add to our current staff of 6!

March 26th,

2021

Dear Alders,

I am writing today to share that I believe strongly that approving a men's homeless shelter at 2002 Zeier Rd is a recipe for continued mis treatment of the homeless men in greater Madison. It is simply too large and to far from City Services.

As those of us know who have experience with family members with mental and/or physical challenges, consistent progressive therapy sessions are critical to the patients progress and ultimate success. So adding time, travel and physical barriers to a challenged persons day will significantly reduce his success in getting back his dignity and making the effort to stay the course of support.

Setting up a housing facility at 2002 Zeier Rd, far from the critical services needed to succeed, is like expecting an average student to enroll in classes that he must attend by walking 4 miles to and from each day, no matter what the weather, and telling him he must get an A or he is a failure. It is not one bit practical to expect a positive outcome in either case. So very quickly the person comes to the conclusion "...why should I bother?" and they will stay stuck in a hopeless place.

As was pointed out during the Friday 3/12/21 6-8 PM "Community Discussion on the Proposed 250 Bed Men's Shelter" at 2002 Zeier Rd, this location is approx. 53 minutes via two bus routes from downtown Madison and offered services Including: (Maps attached)

- Job services
- Food Services
- Mental Health
- Bus Routes

Additional strain will then be experienced by the surrounding community as the guys must leave the shelter during the day. If they find they don't have the money to make the trip downtown for services or don't have an appointment they will wind up on the streets with too much time on their hands. Which, by human nature, will very likely lead to additional difficult situations including pan handling, breaking the law, intimidating neighbors, breaking into personal property or businesses, alcohol and/or drug abuse, robberies etc. Because as we all know misguided time is the start of all problems.

If this plan passes it will only exasperate the declining situation around the East Towne Mall community which is struggling to regain investment and tax base as a result of the Pandemic. Revitalization is starting in this community but it is at the tipping point of either moving forward or sliding further backward, this plan will negatively impact revitalization and any hope of additional tax revenue. Case in point, currently there are two very significant projects for the immediate East Town

Mall area. One is a T Wall Multi-Unit housing development \$50+ million and the other is from a private investment firm that has developed a plan to revitalize the JC Penney property with a new \$100+ million investment. In Friday's meeting the private investment firm's representative said "... we will not go forward with our investment if a Homeless shelter is located this close to the mall area." It was stated that their #1 concern is the safety of their customers and employees. He also volunteered that having a shelter this close to the property would deter customers from coming to the property making it economically unfeasible and NOT financially viable.

It was also brought out in Friday's 2 hour Community Discussion meeting:

According to Jim O'Keefe the project is proposed to cost \$10-10.5 Million before cost overruns.

Police services are currently inadequate with only one patrol car per shift for all of District #17.

According to City guidelines the proposed 2002 Zeier Rd shelter is too close to nearby day care facilities.

All this said we are NOT against providing opportunity for men who are in need of support to gain their dignity and self-worth back. In fact it is just the opposite because finding workers today for entry level jobs, especially in Madison, is nearly impossible so additions to the labor pool is critical to our growth and growth throughout Madison.

The goal has got to be to support these men so they can successfully transition to being a contributing member in our community. The goal can **NOT** be to just open what in reality is a men's homeless overnight warehouse which is inhumane! 2002 Zeier Rd is just that a shelter for the homeless with a very low probability of delivering anything other than overnight shelter. This location is too large and as a result will invite internal violence because of men with challenges being in such close proximity to one another. Just as important it is simply too far from the critical services these men must receive- period.

Please Vote NO on March 30th on the Zeier Rd Homeless shelter and ask the search committee to find alternative smaller locations closer to downtown so we can at least increase a man's chance of success to 50/50 to regain his dignity and again be a contributor to Madison.

PLEASE consider this decision carefully because the lives of brothers, uncles, fathers and grandfathers of many people are depending on you to make the right long term decision for these men and their families.

Sincerely,

Steve Mueller Pat Feely

Steve Mueller/Pat Feely

Madison employers and taxpayers at 4121 East Towne Blvd

-looking for two entry level employees at to add to our current staff of 6!

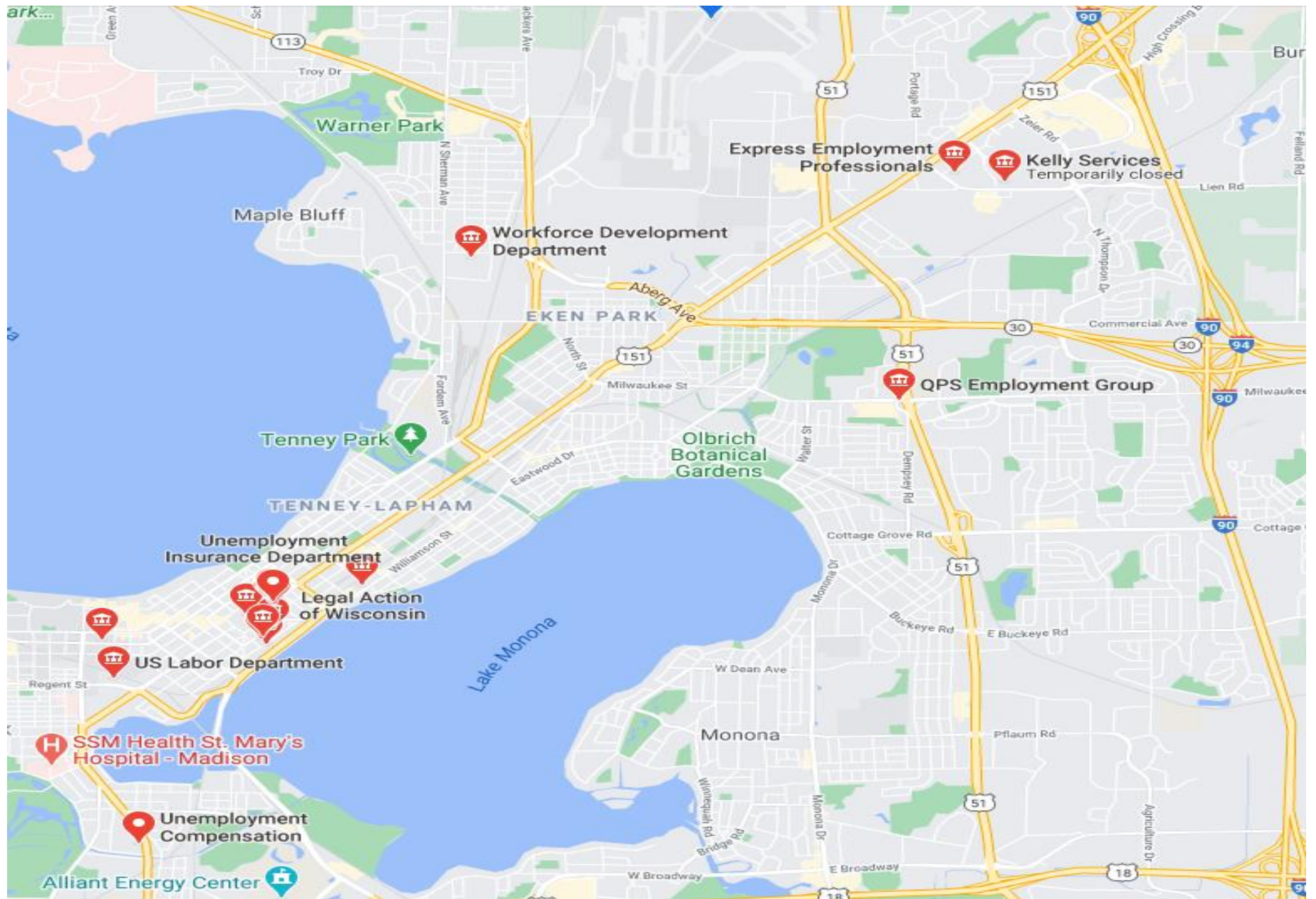
Enclosures:

- Existing Job Service
- Existing Food Service
- Existing Mental Health
- Bus Routes

Steve Mueller | PRESIDENT

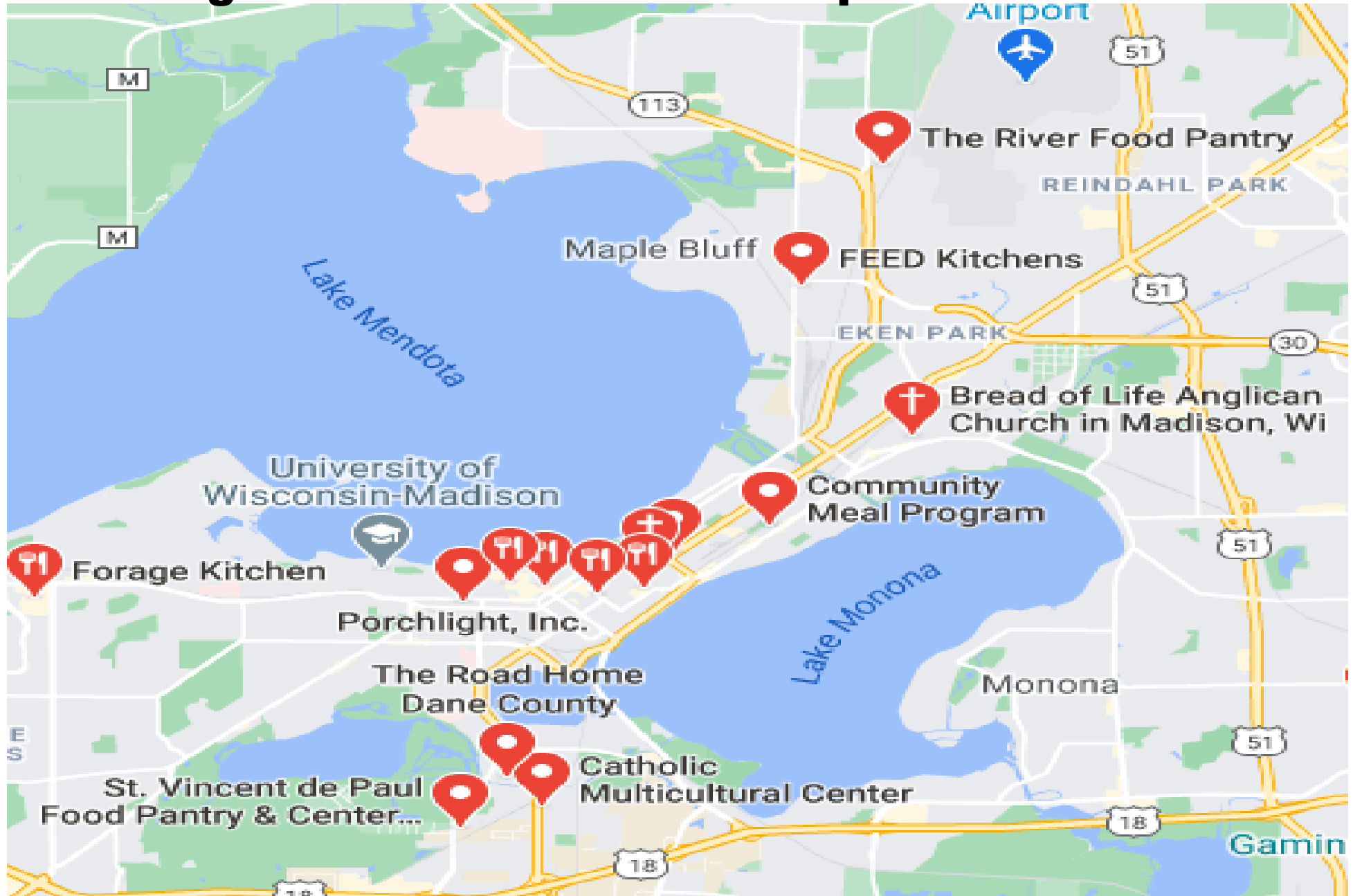
smueller@bpicolor.com

414. 327. 5010



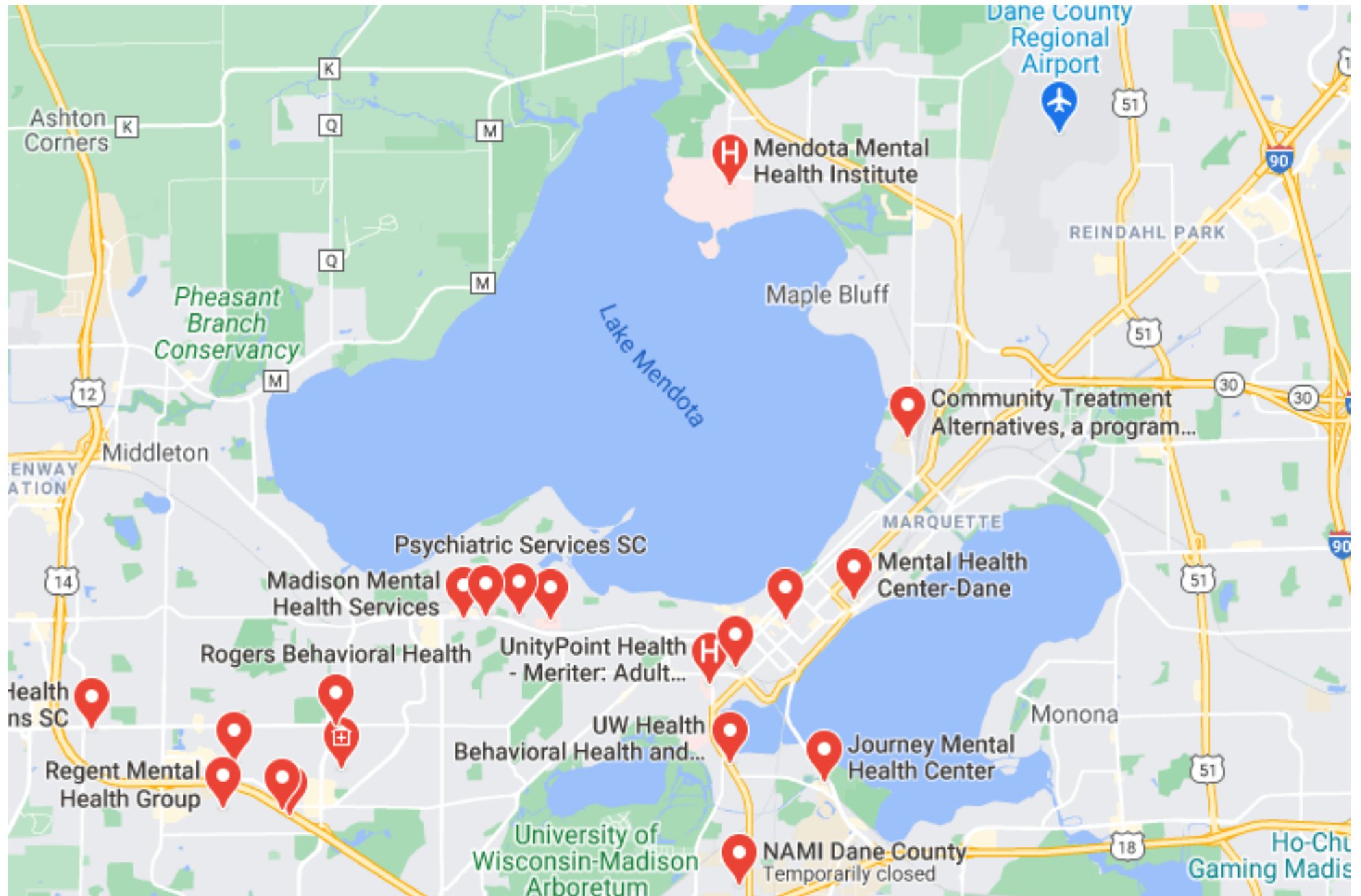
Exiting Kitchens

*Proposed Shelter



Existing Mental Health Facilities

*Proposed Shelter



Bus Routes

*Proposed Shelter



East Towne
Mall

6 20 26
30 36

East
Transfer
Point

All Day Service

5 7 16
17 30

Off-Peak Service

32 39

Peak Hour Service

15 33
31 39

From: [Mary Lee Nelson](#)
To: [All Alders](#)
Subject: May 4th 2021 Vote for Zeier Rd Permanent Men's Shelter
Date: Tuesday, April 20, 2021 11:25:18 AM

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

Please vote yes to the plan to create a permanent shelter for homeless men at the Zeier Rd. site that is under consideration by the City of Madison. I live on the East Side of Madison and do not see this as a threat to the stability of the community. It is essential that we create a viable center to offer shelter and other services to the those people in our community who are without housing. I would like to think that my tax money can be used to assist my fellow citizens if it can be used to bring F-35's to Truax.

Thank you for your attention to this matter.

Mary Lee Nelson
1718 Helena Street
Madison Wisconsin 53704

From: [Taylor Scofield](#)
To: [All Alders](#)
Subject: Meeting Registration
Date: Tuesday, May 4, 2021 5:36:30 PM

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Hello,

My name is Taylor Scofield and I am a Madison resident. I tried to register and was prevented from registering on certain agenda items so I am emailing you now to let you know that I support agenda items 1, 16, 50, 69, 83, 85, and 87. I oppose item 45.

Best regards,

Taylor Leigh Scofield
UW-Madison Senior
she/they

From: [Michael Smith](#)
To: [All Alders](#)
Subject: Men's shelter
Date: Wednesday, April 21, 2021 10:55:23 AM

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Please vote YES for new men's shelter

Sent from my iPhone

From: [Cory And Lisa Buske](#)
To: [All Alders](#)
Subject: Men's Shelter Support
Date: Sunday, April 25, 2021 6:52:01 PM

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

I am writing to express my support for the proposed men's shelter on the east side. I hope the shelter is provided with the support needed to address this aspect of the massive housing issues in Madison.

Thank you.

From: [Jan Brickl](#)
To: [All Alders](#)
Subject: Men's homeless shelter at East Towne
Date: Tuesday, May 4, 2021 4:09:31 PM

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

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 where 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 supposed 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 atmosphere of adjustment to 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 on the corner of 1st and Johnson St and Market should be moved to East Towne, it will fit in with 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

From: [L Jane Hamblen](#)
To: [All Alders](#)
Subject: Men's Homeless Shelter on Zeir Road
Date: Friday, April 23, 2021 3:44:45 PM

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

Dear Alders,

I am writing in strong support of siting the Men's Homeless Shelter in the proposed permanent location on Zeir Road and urge you vote in favor of this idea. There will be a "not in my backyard" response no matter where the shelter is sited. The shelter was downtown in 3 church basements for decades. People didn't complain about the downtown location, and it did not deter people from moving downtown to condos or going downtown to attend events and dine at restaurants. As I have been told, the one recent gun incident at the Men's Shelter was the only such event at the Men's Shelter since its beginning in the 1980s. It is well past time for the community to step up and provide a permanent location for the Men's Shelter. Covid has revealed that the church basements were terribly inadequate, yet the community did not take responsibility until Covid made continuing in the small church spaces impossible.

Thank you for reading my request to you.

Kind regards,
Jane Hamblen

From: [Rose Mueller](#)
To: [All Alders](#)
Subject: Men's Homeless Shelter
Date: Wednesday, April 28, 2021 4:12:11 PM

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

Please vote YES on May 4th, Madison really needs this shelter.

Rose Mueller

From: [Nancy Moore](#)
To: [All Alders](#)
Subject: Men's Homeless Shelter
Date: Friday, April 23, 2021 7:37:35 PM

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

I am writing in support of the proposed site at 2002 Zeirer Road. This is the 16th site considered by the City for the site and meets the specifications the City is looking for, including easy transit access, proximity to other services, and space to build what is commonly referred to as a "purpose built shelter." The purpose built shelter envisioned by the City will include not only humane sleeping arrangements for unhoused individuals but potentially "pay to stay" sleeping rooms for individuals who are working. These rooms would serve as transitional housing. Some have argued that the proposed site is "too far" from services. The City of Madison does not have centralized human services, programming is scattered throughout the City which means individuals must now travel from the shelter to numerous sites. The proposed shelter would include space for non-profits in our community to provide services within the building, similar to what currently happens at the Beacon now. Opponents have argued that the proposed site might lower property values. Research points in a different direction and indeed, property values all around the square where the shelter had been housed at Grace for 35 years continued to climb. Property values surrounding OM Village (Tiny Houses) likewise have increased since the purchase and building of the village.

The proposed shelter site and vision for the facility will provide a holistic, humane facility that meets people where they are both physically and emotionally, a much more effective and efficient way to provide support for unhoused individuals. The recent coordinated efforts between the City and County during the pandemic that has housed medically vulnerable individuals who are homeless in hotels has demonstrated how well people do with a safe bed in which to sleep, three meals a day and supportive services on site. However those funds will end and we need to move as quickly as possible to secure a new shelter site that can continue to support people physically, emotionally and spiritually. If this site is not selected it is highly doubtful that a new site will be found quickly and if we are honest with ourselves and each other we also know that no matter where the City might propose to build a new men's shelter there will be opposition.

Nancy Moore
6225 Mineral Point Rd
Madison

From: [Bonnie Roe](#)
To: [Rhodes-Conway, Satya V.](#); [Bottari, Mary](#); [All Alders](#); [Henak, Zachary](#)
Subject: Men's Homeless Shelter
Date: Tuesday, March 30, 2021 1:49:06 PM

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

From: [Derek Binkley](#)
To: [All Alders](#)
Subject: Men's Homeless Shelter
Date: Tuesday, May 4, 2021 3:28:21 PM

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

Hello Alderpeople,

I would like to voice my support for the plan to build a permanent shelter on Zeier Road. I live near the OM Village on Johnson and 3rd and the temporary shelter on 1st St. I can see that there is such a need for housing and sheltering people in Madison. I am often in the area of both of these homeless solutions quite often and I have never had any issues.

Thanks for your time,

Derek Binkley
2125 E Johnson St

From: [Konrad C. Opitz CPM CCIM](#)
To: [Halverson, Gary](#); [All Alders](#); [Mayor](#)
Subject: Men's homeless shelter
Date: Monday, May 3, 2021 11:36:33 AM

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

Dear Elected Officials:

In these tougher economic times it is important to place facilities where there are synergies and linkages to supportive uses. No supportive uses are close to the Zeier Road location (proposed for the men's shelter), therefore wasting valuable resources, time and money in a facility that won't work for its intended use. Please look at other options that are closer to downtown where support facilities and associated services are nearby. Please reject the purchase of the property on 2002 Zeier Road.

The East Town Area needs the opportunity to rebound since much of the retailers (in the last 5 years) have decided to locate in Sun Prairie where commercial retail uses were welcomed and encouraged to locate there by staff and elected Sun Prairie officials.

Thank you for your consideration.

Konrad C. Opitz, CPM, CCIM
OPITZ REALTY, INC.
OPITZ MANAGEMENT, INC.
502 N. Eau Claire Avenue
Madison WI 53705
608/257-0111 ext. 107
608/273-0228 ext. 107
608/273-8504 (fax #)
kc@opitzrealty.com

May 4, 2021

To: Members of the City Counsel

Our mission at YWCA Madison is to eliminate racism, empower women and promote peace, justice, freedom, and dignity for all. Our foundational values of Humanity, Community, Restoration, and Growth guide our actions and advocacy. With this belief system and energy within us, we strongly support building a shelter for our community's men who are experiencing homelessness, and we urge you to vote in support of accepting funding for the purchase of the shelter. This proposed shelter is in proximity to jobs, public transportation, hotels, and other services to meet the needs of our men who are experiencing homelessness.

Housing is a human right, shelter is the minimum. The dire need for homeless shelters and services has long existed in Madison. Homelessness is not a result of individual failure, it is a symptom of deeper structural issues like capitalism, racism, and poverty just to name a few. For the last decade, the cost of housing in Madison has skyrocketed, making affordable housing scarcer and inaccessible for many. In addition, Madison's housing vacancy rate has consistently been under 4%, an incredibly low rate that makes any rental housing difficult to obtain and allows landlords to pick and choose between applicants.

This is the reality of life in our city which has only been exacerbated by the Covid19 pandemic. People have been pushed out of their jobs and their homes and into more dangerous, vulnerable, and inhumane situations. We know the eviction moratorium ends, we will have an even larger population of people experiencing homelessness with limited places to turn to. Madisonians deserve better.

The proposed men's overnight shelter will address this immediate humanitarian need by providing stability, safety, security for men experiencing homelessness. The shelter will not only be a physical place for these men to be, it will allow the city to provide comprehensive services to support their path toward permanent housing, employment, and other needs. We know many of these people have jobs, children in schools, and goals they are working toward which fill their daily schedules. This shelter will provide the basic dignity and respect deserved by our neighbors experiencing homelessness.

In Dane County, Black and/or African Americans make up only 5.5% of the county's population, but are 52% of those experiencing homelessness, according to the "Point in Time Count of Homelessness Madison/Dane County Report" in January 2020. The perceived fear and stigmatization of individuals experiencing homelessness is pretext for racism and discrimination and is rooted in anti-blackness. People experiencing

homelessness pose no greater security danger than any other population. In fact, individuals experiencing homelessness are much more likely to be victims of crimes and violence due to their vulnerable state. With supportive services, men at this shelter can build caring and safe relationships with staff, each other, and the community.

The contradictory, NIMBY excuses against the shelter are cyclical, racist, classist, and nothing new-- either the neighborhood is too residential and will impact families and property values, or the neighborhood is too commercial and the shelter will have a chilling impact on business. Either the location is too close to downtown where there is already a saturation of services, or it's too far away from services downtown. We urge you to see these excuses for what they are, attempts to "other" people experiencing homelessness and mindsets that value business and economy over vulnerable human beings.

This men's shelter is urgently needed. Please vote in support of building a men's shelter in Madison.

In Humanity, Community, Growth, Restoration,

YWCA Madison

From: [Marilyn Feil](#)
To: [All Alders](#)
Subject: Men's shelter site purchase
Date: Monday, April 26, 2021 10:13:13 PM

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

Dear Alders:

The members of the Affordable Housing Action Alliance (AHAA) encourage you to vote in support of the City's purchase of 2002 Zeier Road for the new men's shelter. To date much of the debate has focused on the site rather than the actual operations and supports that could be provided if this site is purchased and used for a new shelter. City staff looked at 16 sites to find a location that is not only on a good transit route, but will afford the space to build what we need. AHAA, a local group that advocates for better services for those experiencing homelessness and for more affordable housing, sees this as a real opportunity.

The proposed site has enough room to allow for services to be provided right on site, in much the same way as the Beacon has done. The City and County contract with many service providers and some of these services that are already contracted for can be provided at the new shelter at no additional cost for operations. There can be space for support groups, case managers, counselors, peer support, employment skills training, all right on site. As advocates and representatives of agencies providing housing and homeless services we recognize that a wrap-around model will be most effective in assisting individuals achieve permanent housing. Having wrap-around supports on site will increase access and participation.

Also, this site will provide enough room to offer pay-to-stay rooms at the shelter. Several years ago a delegation of housing services providers and City staff toured purpose-built shelter facilities around the Midwest. These purpose-built shelters offered not only emergency shelter, but some offered pay-to-stay rooms for individuals who are unhoused and working. Pay-to-stay allows individuals to access a more private transitional space and a portion of their rent can be set aside for them for use toward security deposit and first month's rent when they are ready to leave. Some shelters had permanent housing on their top floor, thereby helping lower the number of unhoused individuals in the community.

We have heard individuals express concerns that the proposed site is too far from needed services. However, with this new, larger site many services will actually be able to be offered right at the shelter, as mentioned earlier. Also, the reality is that many of the other services in Madison are spread throughout the City and aren't offered in downtown Madison, the site of the previous men's shelter at Grace Episcopal Church for 35 years. Even though some services are spread out, Grace shelter guests were able to access them, so future shelter residents should be able to do so as well.

We have also heard concerns about the inhumanity of having a large shelter that will be a "warehouse." To the contrary, a purpose-built shelter will provide a safe,

humane place for the roughly 150 men who regularly utilize the shelter system. Besides providing clean and healthy accommodations, it will provide these community members with the supports they might need to rebuild their lives.

As you consider this site we ask that you focus not only on the bricks and mortar but on the potential of this proposed site and on the people who will use the site. Sadly, a disproportionate number of people who use the men's shelter are people of color, pointing out yet another of our racial disparities in Dane County. We ask that you focus on this as an opportunity to finally provide a shelter that is large enough, that cares for the humanity and dignity of its guests, and that will provide, on site, the supports that are needed to find and retain permanent housing. This is our opportunity to build what we need, to build a shelter that finally, after 36 years represents the professed values of the City and County.

Sincerely,

Members of the Affordable Housing Action Alliance

(This email was written by AHAA members and sent by AHAA member Marilyn Feil on behalf of the group.)

From: [Peggy Haack](#)
To: [All Alders](#)
Subject: Men's shelter
Date: Tuesday, April 20, 2021 4:53:07 PM

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

I am writing to urge all of you to vote to approve the Zeire Rd. site for a new men's shelter. Prior to the pandemic, I volunteered monthly with members of my church to provide a warm breakfast, so I am well aware of the inadequacies of Grace Episcopal Church. As a caring community, we can, and must, do better. Thanks you.

Peggy Haack
107 Sutherland Ct. #106
Madison, WI 53704

From: [Darby Puglielli](#)
To: [All Alders](#)
Subject: Men's shelter
Date: Wednesday, April 21, 2021 12:35:43 PM

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

I want to register my support of the men's homeless shelter. Please move forward with it quickly; we are years behind in truly creating a solution instead of just moving the problems around.

Darby Puglielli
1221 Rutledge St, Madison, WI 53703

From: [Pat Size](#)
To: [All Alders](#)
Subject: Needed homeless shelter in Madison
Date: Monday, April 26, 2021 2:37:51 PM

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

Dear Alders,

I am writing in support of the plan to buy the old Savers on Zeier Road and build a homeless shelter that would also have space for needed services.

I worked at Grace Episcopal Church on the Square in Madison for eight years and recognize the continuing need for adequate shelter for the homeless right here in Madison.

Please take action in time for the winter of 2021.

Seriously,

Rev. Pat Size
2215 Commonwealth Avenue
Madison, WI 53726

From: [Will Brewer](#)
To: [All Alders](#)
Subject: New shelter Ziere rd.
Date: Tuesday, April 20, 2021 11:20:23 AM

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

I support this initiative

From: [rose wood](#)
To: [All Alders](#)
Subject: New site for homeless shelter.
Date: Monday, May 3, 2021 8:55:54 PM

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

Dear alders,

I am writing to you to show my support for the new site for our homeless shelter.

Back in 1990 I started to volunteer for Transitional Housing (now known as Porchlight). At first I volunteered a few times monthly for various groups. Then in 1991, my husband and I decided to make meals (on own own) every month on the 1st Thursday and I brought them in and served them until the pandemic hit.

When we bought our home in 1989 I wanted to give back to others and John Fetterman from Grace Episcopal welcomed me as a volunteer even after I told him I was not a religious person. The past 30 years of volunteering for the homeless shelter have been a wonderful part of my life and I miss serving those meals due to the pandemic.

I hope you will continue on with the plans for the new site. The need is so great.

I wish I could come to the meeting concerning the new site but I am waiting the appropriate amount of time since my 2nd vaccination.

Thank you,

Rose Wood
1602 Speedway Road
Verona, WI 53593
608.424.3143

From: [SHERRY L REAMES](#)
To: [All Alders](#)
Subject: New site for men's shelter on Zeier Road
Date: Friday, April 23, 2021 3:02:36 PM

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

Dear Alders,

I am writing in favor of the proposal to have the city purchase the site at 2002 Zeier Road and use it to construct a permanent shelter for men who cannot afford other housing in Madison. Since we all know that such a shelter is badly needed in this city, the only arguments against this solution seem to hinge on the particular location chosen-- either that this neighborhood would be inconvenient for shelter residents or that the shelter would somehow endanger the neighborhood. I've read those arguments, and I don't believe they are credible.

I am familiar with the neighborhood in question, since I have often visited the JustBakery site on Zeier Road and attended events at Christ the Solid Rock Church, which until recently met just a few blocks away. I know that this neighborhood already has some of the services that shelter residents are likely to need and could easily accommodate the rest. I also know that shelter residents are not scary. I used to help provide meals when the shelter was housed at Grace Episcopal Church, and I never witnessed anything but courtesy and respect from the men, even when they had to wait in line outside for a long time before the doors opened. As you probably know already, the men's shelter had a long history of peaceful coexistence with the surrounding neighborhood when it was hosted downtown, at Grace. There is no reason to expect it to suddenly start causing trouble and lowering property values once it moves to a new, much-improved facility near East Towne.

In short, I am urging you not to let last-minute objections (largely founded on ignorance) to derail this latest proposal for a real solution to this part of the local housing crisis. We can't afford to keep putting this off! Madison needs to build a permanent shelter as soon as possible. Since the Zeier Road location meets all the necessary criteria, please vote to go ahead with this project without further delay.

Yours sincerely,
Sherry L. Reames (522 Virginia Terrace, Madison 53726)

From: [Jill Angelo](#)
To: [Common Council Executive Committee](#); [All Alders](#)
Subject: Oppose 2002 Zeier Rd proposed men's shelter
Date: Tuesday, March 30, 2021 12:57:48 PM

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

From: [Patricia O'Day](#)
To: [All Alders](#)
Subject: Permanent Men's Homeless Shelter - Item #69
Date: Monday, May 3, 2021 12:57:43 PM

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

Alders:

I ask that you vote "No" to the purchase of the Zeier Road building for a permanent Men's Homeless Shelter.

I believe the current location, and building on First St, should evolve into the permanent homeless shelter. Instead of purchasing a building and waiting up to two years for renovations, those millions of dollars could be used to expand programs, and resources for the homeless community right now! Isn't that more of a priority than the Public Market? The First St building is larger than the Zeier Rd building, and has the room to provide an all purpose shelter. It has the proximity to needed resources such as The Beacon. I have seen and read only positive comments about the current shelter, and the City already owns the building! Use of budgeted funds could really go a long way to make this facility a success. As a taxpayer, this is how I would like to see our money be spent.

Realistically, there will always be a Homeless population in the downtown area that would not want to take the bus out to EastTowne. Without the shelter on First St, these men will have nowhere to sleep.

I applaud Alder Abbas and his initiative to offer a Plan B, with the possibility of the nearby Hooper building as an option. It was said this location "checks all the boxes". If it works out, this would be the best alternative to First St. I'm also wondering if the Hooper Building could possibly be considered as a new home for the Public Market?

Thank you for your consideration.
Respectfully, Patricia O'Day

From: [Ann Smiley](#)
To: [All Alders](#)
Subject: Permanent men's shelter
Date: Tuesday, April 20, 2021 11:04:41 AM

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

Please vote "yes" to the May 4th vote for the Zeier Road building as a permanent men's shelter.

As a fifteen-year veteran volunteer at the Grace Episcopal men's shelter, serving and coordinating breakfasts, this issue is close to my heart. Often I was the only woman volunteering with our team of three-four church volunteers. Unfailingly, I was treated with respect and courtesy by the guests. I came to know their personal stories, even missing some when they left. Often the men (and occasional women) had mental health issues, I was later told, yet never guessed by their behavior. The City of Madison must support the May 4 vote. Please vote for the need. Thank you.

- Ann Smiley

"La tolérance n'a jamais excité de guerre civile; l'intolérance a couvert la terre de carnage." - Voltaire (Toleration has never been the cause of civil war, yet persecution has covered the earth with carnage.)

From: [marjorie aiello](#)
To: [All Alders](#)
Subject: Permanent Men's Shelter
Date: Tuesday, April 20, 2021 12:24:21 PM

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

It is needed.
the Zeiss Rd. Site is workable and available, and sadly, there will Always be neighborhood opposition , no matter
Where the tries to locate it.

Please vote Yes.

Marjorie Aiello

From: [Meghan Pierce](#)
To: [All Alders](#)
Subject: Permanent Men's Shelter
Date: Tuesday, April 20, 2021 11:27:52 AM

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

Hello and thank you for your time,

I urge you to vote yes to the May 4th vote - for the Zeier Road building to be the permanent men's shelter.

City staff and advocates have traveled all around the Midwest looking at models on which to base this shelter and they are using evidence-based practices. They are knowledgeable, and we must allow them to continue this project for the good of *all* our citizens.

Those facing homelessness are most often only charged with nonviolent crimes in relation to their situation, such as trespassing, vagrancy and disorderly conduct related to the stress of homelessness, as well as the physical realities of living in poverty and experiencing homelessness.

What many people don't realize is that anyone could become homeless at any time, due to circumstance beyond their control. And yet such a stigma is thrown upon those using the shelter. Rather than push aside those who need support, our community needs to come together to create a safe supportive space for men in need of shelter.

The need for a shelter that addresses the whole person and the number of stresses and trauma that accompany being homeless will be a huge benefit to the community. It will connect people to resources and help build a healthier city.

Thank you,

Meghan Pierce
Singles Case Manager
Scattered Sites
Office: (608) 257-2534 ext. 17
Cell: (608) 535-7369
mpierce@porchlightinc.org

From: [Ksilk2](#)
To: [All Alders](#)
Cc: mwittenw@gklaw.com; [Mayor](#); [Gary Jamar](#)
Subject: PLEASE Reject Proposal (File #63920)
Date: Thursday, April 29, 2021 4:27:28 PM
Attachments: [ALDERS - 2002 Zeier Road 20210429153953.pdf](#)

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

Alders,

Please read the attached letter regarding proposal (File #63920).

Thank you for your time and consideration in this matter.

Kevin Lederer
Managing Partner/Principal
Capitol Real Estate Management, LLC

From: [Evelyn Gildrie-Voyles](#)
To: [All Alders](#)
Subject: Please support the purchase of the Zeirer Road building for a purpose built men's shelter
Date: Sunday, April 25, 2021 5:39:49 PM

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

Dear Alders,

My name is Evy Gildrie-Voyles. I live at 202 Farley Avenue in Madison and I have been a volunteer since 2001 for the Men's shelter when it was housed at Grace Episcopal Church. That site was meant to be temporary and though the staff at Porchlight worked very hard and continue to do so in their new temporary location, a temporary shelter is not what the unhoused population of Madison needs. A purpose built shelter that combines services as well as shelter will better serve the community.

Please support the purchase of the Zeirer Road building. The delaying of this project will further harm Madison and do a disservice not only to the men who we continue to treat as disposable but to the city itself. Madison views itself as a compassionate place but we continue to put profit and fear above compassion for our fellow human beings. This is the 16th site that has been considered. The time for delaying has passed. Please purchase the property on Zeirer road and begin the process of creating safer and better outcomes for unhoused men in Madison and for the community as a whole.

With Gratitude for you service,

Evy Gildrie-Voyles
202 Farley Avenue
Madison, WI 53705
608-772-9729

From: [Ann Beaty](#)
To: [All Alders](#)
Subject: Please vote in favor of the Zeier Rd. Men's Shelter
Date: Friday, April 23, 2021 6:03:45 PM

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

Dear Alders,

Thank you for your hours of work on behalf of the citizens of Madison.

I'm writing to ask you to VOTE YES to the proposed site at 2002 Zeirer Road for the new Men's Homeless Shelter.

This location meets the specifications the City is looking for, including easy transit access to resources and humane sleeping conditions for those who are currently homeless.

If this site is not selected it is highly doubtful that a new site will be found quickly and if we are honest with ourselves and each other we also know that no matter where the City might propose to build a new men's shelter there will be opposition.

I talk with many homeless person's through my work as a minister in Madison, and I strongly believe this shelter will enhance the life of our city.

Sincerely,

Ann Beaty

From: [Carolyn McKinney](#)
To: [All Alders](#)
Subject: Please!
Date: Sunday, April 25, 2021 11:24:44 PM

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

Please support the new Zier Road possibility for a new Homeless Shelter. I've been happily volunteering for many many years to find homeless solutions and this idea seems very plausible. Please work on it soon!

Thank you.

Carolyn McKinney

Sent from my iPad

From: [Lisa Peterson](#)
To: [All Alders](#)
Subject: Proposed men's shelter
Date: Wednesday, April 28, 2021 4:42:10 PM

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

I am writing to you with some concerns and questions about the 250 bed men's homeless shelter that is proposed on Zeier road.

* One of the criteria for the shelter location is that the site meets the need of 'easy transit access'. Where is that access for 250 men who need to leave the facility [at 7:00 am](#)? Will there be multiple busses outside this location to transition them to supports? Will 250 men be walking around the mall / neighborhood looking for busses? What if individuals choose not to get on busses? etc.

* There has been reference to the shelter having 'proximity to other services' and potential transition of services within the shelter in the future. Samba Baldeh inquired directly to the Alders in March "When will this place be fully serviced homeless shelter?" The Alders were unable to provide an answer to the question. My question is: What is the short term and long term plan for this shelter; the supports provided; and long-term funding? Does the current proposed plan for 250 beds include future expansion?

* What model / evidence is the City Council using to support the creation of a 250 bed men's homeless shelter? What support services will be within the shelter and how frequently?

* What is the past and present data for police involvement in communities where both small and large shelters have been implemented?

Mayor Rhodes-Conway recently stated "The city does not have any other options. There is not another opportunity to move the public market to another location. So if people are still committed to that project, we have to find a way to move the temporary shelter out of the First Street location."

My response to Mayor Conway: is it more important to add another business downtown instead of revitalizing the all ready depressed East Town Mall area? The comment by the Mayor about "the city does not have any other option" does not sound like a well thought out plan to create a successful endeavor that is respectful to the homeless and their long-term needs nor supportive to an all ready depressed business area struggling to provide services to the eastside community and beyond.

Over the past few years I have noticed an uptick of panhandlers when I am shopping at Hyvee, Woodman's on Milwaukee Street and Kwik Trip. I am often asked for money and it is disconcerting. I also see lots more panhandling on the corners down Milwaukee Street and on the exists. My wondering with a Men's shelter of 250 will there be more of this?

These are just a few of my concerns that I have that I will be actively seeking answers for prior to the [May 4](#) City Council meeting where the 250 bed Men's homeless shelter will be voted on.

Sincerely,
Lisa Peterson

Sent from my iPhone

From: [Anne Keller](#)
To: [All Alders](#)
Subject: Proposed men's shelter
Date: Friday, April 23, 2021 9:38:53 AM

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

Hello Madison alders,

I am writing in support of the proposed men's shelter on Zeier Road. Arguments in favor of having a safe and humane shelter are strong for this location. The shelter can also offer graduated housing for men who secure work in the community as a bridge toward independent living. It would be close to some services and bus lines.

Shelters such as the one offered by Grace have not caused a lowering of surrounding property values. In those areas, property values have continued to rise.

As a community, Madison needs to continue to support those among us who are struggling to have better quality of life. I'm a woman who has always enjoyed many privileges. I want to support my fellow neighbors in those opportunities. Humane housing is the bare minimum.

Thank you for considering my opinion.

Sincerely,
Anne Keller

From: [Kristen Peterson](#)
To: [All Alders](#)
Subject: Proposed men's shelter
Date: Sunday, April 25, 2021 10:10:14 AM

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

Dear Alders,

I am writing to ask you to move forward and approve the Men's Shelter being proposed. It is a huge move in the right direction.

I have been involved with AgeBetter and their proposal. I know how difficult the process can be and urge you to move on the Men's Shelter.

Thank you,
Kristen Peterson

Sent from my iPhone

From: [DAVID PROCKNOW](#)
To: [All Alders](#); [Andrew Schauer](#); [Halverson, Gary](#); [Stouder, Heather](#); [Mayor](#)
Subject: PROPOSED MENS HOMELESS SHELTER
Date: Tuesday, May 4, 2021 4:00:56 PM

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

ATTENTION ALDERS!

VOTE NO (NAY)

I WOULD ENCOURAGE YOU TO DO THE RIGHT THING AND SUPPORT THOSE THAT HAVE SUPPORTED YOU, THE TAXPAYERS...OPPOSE THE PURCHASE OF THE PROPERTY ON ZEIER RD. FOR THE PROPOSED HOMELESS SHELTER.

THIS LOCATION IS ALL WRONG FOR THE HOMELESS AND ALL WRONG FOR THE COMMUNITY FOR WHICH IT IS INTENDED TO SERVE, WITHOUT A DOUBT THE SURROUNDING HOMES AND BUSINESSES WILL SUFFER GREATLY!

IF YOU ABSOLUTELY FEEL THE NEED AND MUST HOUSE THE HOMELESS HOUSE THEM ANYWHERE BUT HERE, THERE ARE WAY TO MANY HOMES AND BUSINESSES IN THE AREA...CUSTOMERS WILL BE FORCED TO GO ELSEWHERE!

UNDOUBTEDLY A PERMANENT MENS HOMELESS SHELTER IN GENERAL ANYWHERE IN THE CITY IS A REALLY BAD IDEA , THIS WILL RESULT IN DIRE AND HORRIFIC CONSEQUENCES FOR ALL...AND YOU CAN MARK MY WORDS ON IT!

REMEMBER...

HOMEOWNERSHIP, INCOME...GOOD!

HOMELESSNESS, NO INCOME...BAD!

DAVID A. PROCKNOW

From: [Dennis Zeier](#)
To: [Halverson, Gary](#); [All Alders](#); [Mayor](#)
Subject: Proposed Mens Shelter, agenda #69
Date: Tuesday, May 4, 2021 2:53:40 PM

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

City Council Members;

To introduce myself I am a long time property owner in the area near the proposed Men's shelter. This area pre covid has been under the stress of declining local retail and commercial real estate due to the changing retail market place.. then with the Covid it has caused many businesses further hardships and financial stress, including their employees and associates. I grew up on the east side of Madison and experienced the growth of this area to a vibrant commercial center and in the last four to five years to an area under more stress and pressure with many empty store fronts and store closings.

I personally have invested millions of dollars in new buildings and improvements in the area on East Springs Drive, Annamark Drive, East Towne Boulevard, and High Crossing Boulevard over the last 20 plus years.

Many new commercial businesses have chosen to skip the east side of Madison and locate in the Prairie Lakes shopping area in Sun Prairie. This is an area that the east side needs to compete with for business, tenants and opportunities.

I am on the far east side almost every day and I am aware of what a Men's shelter here would do to this area.

The impact on the commercial businesses will be adverse and cause these businesses to suffer the behavior issues a large homeless population with bring with them, concentrated in one area.

There has been no economic impact study of how such a facility will impact this area.

I encourage you to recommend a search for a better location that will not adversely affect the business community and residents in this area that desperately needs the survival of the existing business and the growth that will accompany new investments.

I understand it is a challenging task to locate such a facility but the large size and behavior issues associated with this facility do not belong in this area.

The proposed shelter will present itself as an significant obstacle to attracting new investment, new commercial business, and the revitalization of the East Towne area causing potential investment and commercial operators to look elsewhere. The East side desperately needs your public support, encouragement, and investment to remain a viable commercial business area and an attractive place for our east side residents.

It is important we attract new significant investment into the East Towne area, the proposed men's shelter will prevent this and deter this. This area will further decline with a Men's shelter of this size and capacity put into the middle of a large commercial area that desperately needs this new investment. .

The future of this area needs your opposition to this shelter at this location. Please oppose the shelter at this location and area.

Thank you,

Dennis Zeier
608-244-5782
2203 Leo Circle
Madison, WI
53704

From: [Liz Michaels](#)
To: [All Alders](#)
Subject: Proposed Men's Shelter
Date: Sunday, April 25, 2021 3:11:33 PM

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

Dear Alders,

I'm writing in support of the current site proposal for the Men's Shelter. The 2002 Zeirer Rd site seems to have enough space to accommodate services for the men as well as shelter. It's a really good option. No matter where the site is located there will be some opposition. There is some urgency to move forward with this 16th and what I hope will be the final proposal for a homeless men's shelter. Please vote in favor for this proposal.

Sincerely,

S. Liz Michaels

6222 Tiller Trail, Madison, WI 53719

From: actbiker@charter.net
To: [All Alders](#)
Subject: Purchase of 2002 Zeier Road as shelter for unhoused men
Date: Saturday, April 24, 2021 11:27:36 PM

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

Madison Alders:

I am writing in favor of purchasing the property at 2002 Zeier Road for the purpose of building a "purpose built shelter" for unhoused men in our community. I have followed the efforts to replace the shelters run by Porchlight at downtown churches and other locations during the pandemic. Although the site is not in a central location it does have easy transit access and proximity to other services. I have considered the concerns expressed by certain businesses and concerns about decreased property values. The need for this shelter is imminent and there is no time to look for another vacant site of the right size. The idea of having enough space for community non-profits to provide additional services on site is a definite plus.

Thank you for considering this purchase.

Regards,

Jeanne Marshall
4522 Hamlet Pl (District 15)

From: [Melissa Mennig](#)
To: [All Alders](#)
Subject: Purpose Built Shelter
Date: Tuesday, May 4, 2021 11:01:28 AM

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

I am writing to urge all of you to support the purchase of [2002 Zeier Rd.](#) for a new men's shelter. While the need for a new men's shelter has been a crisis for our community for a long time, the past year has exacerbated this issue even more. We need a shelter in our community that is accessible to all, can safely shelter those that need it and in the ways they need is and get people the services they need to be re-housed as quickly as possible. Thank you.

Melissa Mennig
6333 Hartford Dr.
Madison, WI 53719

Sent from my iPhone

From: [msp53704](#)
To: [All Alders](#)
Subject: Purposed shelter
Date: Tuesday, May 4, 2021 5:29:01 AM

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

I am writing in support of the purposed shelter being located on the East side of Madison, on Lien Rd. I am a long time resident of Madison and surrounding communities. I also have volunteered with Grace Church.

We need to address the needs of the marginalized in our society. Madison will show its moral compass by how it resolves the care of those teetering on the edge.

Let's do this, and do it well.

Please vote for this location. I and many I know, will be there as volunteers.

Thank you
Mary Ann Preston

Sent from my U.S.Cellular© Smartphone

From: [DAVID PROCKNOW](#)
To: [Mayor](#); [Parisi, Joseph](#); [All Alders](#); [Andrew Schauer](#); [Halverson, Gary](#)
Subject: Re: 2002 Zeier Rd on May 4th Council Meeting
Date: Monday, May 3, 2021 3:35:34 PM

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

Think about this and do the right thing...for EVERYONE!

The proposed "Mens Homeless Shelter" plan would be an absolute NIGHTMARE with DIRE consequences for us all especially the LOCAL residents and merchants!

On Friday, April 30, 2021, 03:44:57 PM CDT, Halverson, Gary <district17@cityofmadison.com> wrote:

Just a reminder that the May 4th Council Meeting will once again have the resolution to authorize purchase of 2002 Zeier Rd for use as a permanent Men's Shelter.

I would encourage you to write an email regarding your opinion on this and send it to district17@cityofmadison.com, allalders@cityofmadison.com, and mayor@cityofmadison.com

I would also encourage you to register for this meeting and consider speaking.
<https://www.cityofmadison.com/city-hall/committees/common-council/5-04-2021>

May 4th 6:30p Common Council Meeting

Agenda item #69

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 Aauthorizing 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. (17th AD)

<https://madison.legistar.com/LegislationDetail.aspx?ID=4812143&GUID=9F594A37-11FC-40DB-BC92-ABD05FECC22B>

Here is what I wrote up on this issue

Locating a Permanent Location for the Proposed Men's Shelter 2002 Zeier Road does not meet our needs

Goals

- Close proximity to the Beacon Day center in order to eliminate barriers to access
- Close proximity to downtown where many vital resources are currently available
- Close proximity to public transportation
- Access to case workers who can help facilitate access to employment and housing providers (The Beacon provides)

- Provide a viable path to building a purpose-built shelter

Key Factors

- Men Experiencing Homelessness have been sheltered in downtown churches for 30+ years. The City and County need to build a permanent emergency men's shelter.
- Previous years discussions about building a permanent shelter have been focused within 1.5 miles of the capital square.
- Current proposal is only accommodating the purchase and remodel of an overnight shelter with an estimated opening date of October 2022. This will create barriers to access between the day center and this location.
- 2002 Zeier Rd is located 6 miles from the Beacon Day center.
- Revitalization of the Greater East Towne area is vital to future tax base revenue that supports critical services.

1st Street Temporary Shelter Success

Prior to becoming an alder, I met with the director of the shelter. He said that the last several months have been the most successful he has seen since he started. I asked him what changed? He stated that the first street location made a very big difference for three reasons.

1) The facility is large. They can intake residents inside the building instead of them having to wait outside, especially during inclement weather. The space is also large enough to have a separate area where individuals can safely detox. They are also able to accommodate individuals who have increased anxiety when surrounded by people, they have beds that are spaced out and separated.

2) The location is downtown. Many residents are familiar with the downtown area and being close to the Beacon day center as well as other resources contributed to this more recent success. It is critical that there is easy access to the Beacon.

3) Funding for case workers. Recent funding changes due to the pandemic have allowed them to increase their case workers. These workers are critical to the goal of long-term housing. These workers can build relationships and help the residents apply for housing as well as employment opportunities. They are a vital component to the success of our goals. They could use several more case workers, but the improvement in the well-being of the residents has been significant.

Other Location Options – Hooper Location

There were several locations identified on the original list and many were ruled out due to the timing of availability. One location that was not on the original list is the Hooper location on Pennsylvania Avenue which is available, fits our timeline and the sellers are interested. This location was introduced by President Abbas at the March 30 council meeting since it does check all the boxes that would be needed for an ideal location to build the permanent shelter. In addition, this location is within blocks of the Beacon day center and will give us the time needed to develop the property in stages as the current plan states. This location could be remodeled for overnight shelter first to meet the timeline to open so that work on the Public Market can start. We then have the time to build out the following phases of the plan which will get us to the fully operational, purpose-built shelter. We can ensure that we provide not only an emergency shelter, but a pathway to long-term housing that facilitates the needs of each individual along the way.

East Towne Area Decline and Future Revitalization

This area has been struggling for a number of years as several of the anchor tenants in the mall have gone out of business (Sears, Boston Store, Gordmans). A few more are at high risk with JC Penny declaring bankruptcy last year and Brew Flix expecting permanently lower attendance of 25% going forward. Smaller tenants have also continued to disappear with many of those locations continuing to remain empty. CBL Properties has stated that many tenants are on the fence with regards to renewal, so the situation is very tenuous.

City planners have been working on the Greater East Towne Area revitalization plan over the past year. They conducted several public and community engagements and have worked with many business owners who have been interested in helping revitalize this area. One of the big success stories has been the Global Market which fills the former Baby's R Us location. This market has dozens of minority small business owners who operate their stores within the market. The owners of the market talk about how supportive the city was to help them get this location launched. Their investors believed in the revitalization plan for this area and took a chance by investing here.

Throughout all the community outreach and focus on this area, the placement of a permanent men's shelter in this area was not in the plan. Many of these businesses and residents were very surprised when this was announced in January 2021. There is the potential for over \$1B in development growth in the Greater East Towne area which will generate tens of millions in tax base. This revenue will be critical as we navigate a long path toward economic recovery from the devastating the pandemic. There are developers who are interested in building in this area, including a \$100M investment which you may have seen in the news. Some of these developers are also interesting in bringing a mix of housing, including more affordable units. One developer has an entire division that has built tens of thousands of affordable units and is interested in building here as well. Building these affordable units require investment and that investment is strengthened by building a mix of several types of housing. This \$100M development would help kick off many additional investments in this area.

These investors have seen the potential of this area, but they are also watching to see how we are going to support the growth in this area. Studies have shown that when there is a high collective efficacy* in an area, it facilitates healthy growth, conversely when an area is depressed and there little collective efficacy, it continues to spiral in a negative direction. Having positive growth of small businesses, new housing units and recreation areas are what fosters a higher collective efficacy. The Greater East Towne plan is a move in the right direction, and we will need to continue to support existing businesses as well as foster an environment that will attract new housing developments and small businesses.

I believe we have the collective will to build out this purpose-built shelter over the next several years and ensure that our vulnerable residents experiencing homelessness will have access to a facility that will get them on the path to long term housing. I believe it is our responsibility to ensure that this done correctly from the start to ensure future success.

**Collective efficacy: refers to the level of mutual trust and cohesion among residents and their willingness to work toward the common good [and] is related to the structural characteristics of the neighborhood.*

Thank you,

Alder Gary Halverson

District 17 - Gateway to the City

Email: district17@cityofmadison.com

Phone: (608) 563-8483

www.cityofmadison.com/council/district17

From: [DAVID PROCKNOW](#)
To: [Schauer, Andrew](#); [Mayor](#); [Parisi, Joseph](#); [All Alders](#); [Gary Halverson](#)
Subject: Re: Homeless (ness)
Date: Wednesday, April 14, 2021 1:07:40 PM

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

To all,

Due to OVERWHELMING OPPOSTION to the PROPOSED eastside "HOMELESS SHELTER"...

The CURRENT location is still BY FAR the BEST location and it is already ESTABLISHED, shame on this city for WELCOMING the "homeless" to the city and expecting the TAXPAYERS to pay for them. There is ABSOLUTELY no LEGITIMATE REASON why the PROPOSED "market" cannot be brought to this PROPOSED eastside location INSTEAD...

I'M SURE THIS SITE WOULD BE WELCOMED INSTEAD OF OPPOSED TO BY ALL!

ALTERNATE HOMELESS SHELTER ALERT!!!

1422 MCARTHUR RD. Madison, Wi. (MLS #1900921) is READY TO GO and is NOW AVAILABLE for sale...

This location is conveniently located near a large WOODED AREA and a WALMART...as well as SEVERAL nearby existing "HOMELESS ENCAMPMENTS".

David,

After hearing out all of the citizens that came to the public hearing on the matter, I have changed my position and have announced my opposition to a facility of this size at this place. My comments can be found in the Wisconsin State Journal here:

https://madison.com/news/local/govt-and-politics/shooting-at-madison-homeless-shelter-hardens-opposition-to-permanent-site/article_6ced64b9-71c0-5eb3-a972-d6130a06eb4d.html

Unfortunately, as a county board supervisor, I have no direct power to stop the city from purchasing this property for this purpose. There will be other opportunities (such as when the conditional use permit needs to be approved) to express our position in this matter. However, as this is a city project, your focus is better spent trying to get your alder to vote against it when it is in front of the City Council soon.

Also, to answer your main question most directly, I don't know what the Mayor is thinking. But, you have ever right to tell her exactly what you are thinking by contacting her office directly.

Thanks,
Andrew Schauer

Dane County Board Supervisor, District 21

On Mar 25, 2021, at 4:40 PM, DAVID PROCKNOW <dtprocknow@sbcglobal.net> wrote:

CAUTION: External Email - Beware of unknown links and attachments.
Contact Helpdesk at 266-4440 if unsure

As per Gary Halverson, submitted to all City Alder's...please do what you can to help us!

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!

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: [Mayor](#); [Parisi, Joseph](#); [All Alders](#); [Andrew Schauer](#); [Halverson, Gary](#)
Subject: Re: Homeless (ness)
Date: Sunday, May 2, 2021 4:50:12 PM

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

PROPOSED HOMELESS SHELTER

To all,

Once again, for those who are NOT listening...or just don't care!

WE HAVE A PANDEMIC HERE, A HOMELESS PANDEMIC...SAY NO TO THE HOMELESS, AND SAY NO TO THE PROPOSED HOMELESS SHELTER!

We have an EXTREMELY SERIOUS problem here, MADISON, WISCONSIN has now officially become the HOMELESS AND WELFARE CAPITAL OF THE WORLD...and this city is allowing it!

MADISON, WISCONSIN through it's lack of leadership, lawlessness, and careless spending has quickly become the LAUGHING STOCK of the entire world...unfortunately this is NO joke!

Trust me when I say, most residents (99.9%) want the homeless GONE, they are SICK of their messes, they are SICK of their panhandling...most importantly, they are SICK of seeing them DESTROYING this city!

You can't go ANYWHERE nowadays without them following you around, seeing them laying around, or having them beg you for money...the CAMPERS and their ENCAMPMENTS are everywhere!

It's time that MADISON does something about this problem, this PANDEMIC that is affecting us all, say NO to the homeless and homelessness and say YES to the SAFETY of it's residents...it's TAXPAYING RESIDENTS!

The RESIDENTS and BUSINESSES in the area will be greatly AFFECTED by this and the area will NEVER be the same again...NOBODY will feel safe, NOBODY will want to leave their homes, and NOBODY will support local business.

Leave well enough alone, keep the EXISTING SHELTER where it is and bring the PROPOSED MARKET and it's related business to the East Towne area...

Vote NO to the shelter for our LOCAL RESIDENTS and vote NO to the shelter for our LOCAL BUSINESSES!

David A. Procknow

To all,

Due to OVERWHELMING OPPOSTION to the PROPOSED eastside "HOMELESS SHELTER"...

The CURRENT location is still BY FAR the BEST location and it is already ESTABLISHED, shame on this city for WELCOMING the "homeless" to the city and expecting the TAXPAYERS to pay for them. There is ABSOLUTELY no LEGITIMATE REASON why the PROPOSED "market" cannot be brought to this PROPOSED eastside location INSTEAD...

I'M SURE THIS SITE WOULD BE WELCOMED INSTEAD OF OPPOSED TO BY ALL!

ALTERNATE HOMELESS SHELTER ALERT!!!

1422 MCARTHUR RD. Madison, Wi. (MLS #1900921) is READY TO GO and is NOW AVAILABLE for sale...

This location is conveniently located near a large WOODED AREA and a WALMART...as well as SEVERAL nearby existing "HOMELESS ENCAMPMENTS".

David,

After hearing out all of the citizens that came to the public hearing on the matter, I have changed my position and have announced my opposition to a facility of this size at this place. My comments can be found in the Wisconsin State Journal here:

https://madison.com/news/local/govt-and-politics/shooting-at-madison-homeless-shelter-hardens-opposition-to-permanent-site/article_6ced64b9-71c0-5eb3-a972-d6130a06eb4d.html

Unfortunately, as a county board supervisor, I have no direct power to stop the city from purchasing this property for this purpose. There will be other opportunities (such as when the conditional use permit needs to be approved) to express our position in this matter. However, as this is a city project, your focus is better spent trying to get your alder to vote against it when it is in front of the City Council soon.

Also, to answer your main question most directly, I don't know what the Mayor is thinking. But, you have ever right to tell her exactly what you are thinking by contacting her office directly.

Thanks,
Andrew Schauer
Dane County Board Supervisor, District 21

On Mar 25, 2021, at 4:40 PM, DAVID PROCKNOW <dtprocknow@sbcglobal.net> wrote:

CAUTION: External Email - Beware of unknown links and attachments.
Contact Helpdesk at 266-4440 if unsure

As per Gary Halverson, submitted to all City Alder's...please do what you can to help us!

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!

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"?

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Again, what on earth is she thinking?

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

David A. Procknow

From: [Dennis Zeier](#)
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](#)
Subject: RE: Letter in opposition to the proposed Men's Shelter in Zeier Road (District 17)
Date: Tuesday, March 30, 2021 4:16:55 PM
Importance: High

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

City Council Members;

To introduce myself I am a property owner in the area near the proposed Men's shelter. I have invested millions of dollars in new buildings and improvements in the area on East Springs Drive, Annamark Drive, East Towne Boulevard, and High Crossing Boulevard over the last 20 plus years. This area pre covid had been under the stress of declining local retail and commercial real estate due to the changing retail market place.. then with the Covid it has caused many businesses further hardships and financial stress, including their employees and associates.

I grew up on the east side of Madison and experienced the growth of this area to a vibrant commercial center and in the last four to five years to an area under more stress and pressure with many store closings. I am on the far east side almost every day and I am aware of what a Men's shelter here would do to this area.

The impact on the commercial businesses will be adverse and cause these businesses to suffer the behavior issues a large homeless population with bring with them, concentrated in one area.

I encourage you to recommend a search for a better location that will not adversely affect the business community in this area that desperately needs the survival of the existing business and the growth that will accompany new investments. There has been no economic impact study of how such a facility will impact this area.

I understand it is a challenging task to locate such a facility but the large size and behavior issues associated with this facility do not belong in this area.

The proposed shelter will present itself as an significant obstacle to attracting new investment, new commercial business, and the revitalization of the East Towne area causing potential investment and commercial operators to look elsewhere. It is important we attract new significant investment into the East Towne area, the proposed men's shelter will prevent this and deter this. This area will further decline with a Men's shelter of this size and capacity put into the middle of a large commercial area that desperately needs this new investment.

The future of this area needs your opposition to this shelter at this location. Please oppose the shelter at this location and area.

Thank you,

Dennis Zeier
608-244-5782

2203 Leo Circle
Madison, WI
53704

From: [Jill Angelo](#)
To: [All Alders](#)
Subject: Reasons I oppose 2002 Zeier Rd proposed men's shelter, safety, economic impact and too large with many dealing with different issues
Date: Tuesday, May 4, 2021 4:27:13 AM

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

As our real estate taxes increase, and will continue to do so, as we recover from the pandemic, rent will increase and home ownership will be harder to afford. The East Towne Mall area is a place where tax revenue is generated, through income, sales and real estate taxes, plus job opportunities on a daily basis. Sun Prairie's commercial district, just north of East Towne has been growing fast with not only stores and restaurants, but many apartment buildings and homes being built. It's important to focus on revitalizing this area so that the tax base will stay here in Madison, and not go to Sun Prairie. The East Towne Mall needs to recover like all the commercial districts in Madison. Almost a third of it is empty, so State street isn't the only area in need of revitalizing and redeveloping. Can you tell me what cities have used a location similar to the East Towne location for a large shelter.

Safety, is extremely important if you want new businesses to move here, and rural shoppers to travel here to shop and dine. The shelter on First Street is now using metal detectors at their entrances, since the shooting, and also have a couple security guards, as does the Beacon (guards). Should all stores and restaurants install metal detectors now and hire guards? What happens to those that are turned away due to safety issues or concerns and those who won't be able to use the shelter due to carrying a weapon? These men would now be in the mall and plazas shopping areas, where shoppers are not trained to deescalate a situation. As I wrote in my original email, the East District Police Dept, which is understaffed, is about 4 miles away, compared to downtown where there are 3 police departments, courthouses, and public safety. Downtown also has high rise buildings where someone may always be watching over you. East Towne does not have any of this... More opportunities for trouble. Any negative incidents that would happen in this area would likely be covered by news reports and would be on the internet to read for those searching East Towne Mall, deterring businesses from locating here.

Reindahl Park has had a couple murders at the homeless encampment, and those staying there said they will not stay in any shelters, citing many issues, like the need for distancing, mental wellness, substance abuse, etc. Hyvee, near here had spent approx \$80,000 as of the beginning of February 2021 on extra security. A couple hotels near them were also being used to house the most vulnerable due to COVID. Most stores will not be able to absorb the cost of extra security. I spoke with a lady at Hyvee about contacting services so they can help her and her husband find housing. She said a couple negative things about the Salvation Army, and said that she will not use a shelter... There are many that do not use the shelters, and some of them have been turned away from a shelter. Stores and restaurants are not allowed to "screen" their customers as they walk through their doors. But those entering the shelter are screened because they are concerned about safety.

East Towne is suppose to be where the Rapid Transit Bus starts on this side, but if you deplete this area of businesses, who's going to want to travel here? Local residents have invested a lot of hard work and a lot of money to help East Towne, creating jobs opportunities for minorities, and child care center for those families in need. Who's going to want to invest here, when they see the city doesn't even care about the local citizens who are trying to invest in the East Towne area. After all, they are generating revenue that the city is spending. These businesses are not budgeted money, like the government. They have to earn it before they can even think of a budget. As countless redevelopment projects are going on around Madison and Dane county, it's hard to believe that the city's only focus is a one and only large shelter here, especially with being so close to the highways and the opportunity to generate more tax revenue to help keep the cost of living here down.

I've read a few articles on madison.com, etc., that wrote of the many challenging issues that the Beacon has dealt in the past concerning this vulnerable group, the many police calls, and also the police not being able to keep up with all the calls. Also, I've read articles about the many issues that the downtown

and State Street businesses have dealt with including the homeless population, and the many business complaints. So I can not understand why anyone in a business district, would think that this would be a great place for a one and only men's shelter, knowing what the negative impact for these businesses would be?? Who on this committee, that thinks East Towne is a great location for this shelter, has their own personal money invested in any businesses that created jobs here? Probably no one.... This kind of proposal should have the support of the alder or the supervisor in the district to which it is being located. It has neither.

Why can't the Public Market be in the redevelopment of the Monona Terrace, or Olin Park or even the Alliant Center, etc? There are so many projects going on now around the city and in the future. It really doesn't look that great when the city says the Public Market and TIF money are more important than a shelter, and then tries to shift the blame on the East Towne area saying 'they don't want it, can you believe that?' When it's actually the city that would rather have a Public Market than a Homeless shelter near downtown. They want to bus just about every homeless man to the outer edge of Madison, in the middle of a commercial district, because there are more important things to have downtown. The shelter should be at the First Street building location because it is close to the Beacon (even walkable) and public transportation. It's a good place to start, (and you may then realize that it's too large, and certain groups may do better at different locations). It's near the lakes(how many would like to fish?), and lots of free entertainment. Also, this is a city owned building, and wasn't approximately two million dollars already put in to it for the shelter? There are also many places that have closed down permanently due to COVID19, which means that other options do exist.

This is a very vulnerable group, with many outstanding and amazing people who just need the resources to get back on their feet, and someone to be there for them. Yes, I know that. But, there are many in this group, that will cause constant trouble that will deter businesses out of the East Towne Mall area. They are the ones that the city refuses to acknowledge in their presentations, and then encourages others to call in, and say that these are lies... unfortunately, they are not.. otherwise this would not be such a difficult situation, and the city would make room for a shelter for these men downtown. And yes, other cities have multiple shelters for those dealing with different issues. This feels like a safer option for all.

Please support District 17 Alder Gary Halverson, District 21 Dane County Supervisor Andrew Schauer and the East Towne Mall area and vote no to the purchase of 2002 Zeier Rd for a large men's homeless shelter. They know this area well and understand the immense struggle this commercial district is under. This will help the area on the road to recovery after the pandemic and bring in much needed tax revenue that support many good causes, and also job opportunities.

Thank you for your time,
Jill Angelo

my email from March 2021...

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.

The East District Police Dept is about 4 miles from this proposed site and over 4 miles to the North District. The men's as 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 all these police departments nearby. There are no high rises and many of the retail spaces are large. A possible factor in the recent shooting at the homeless shelter is it's large size, although only about a 100 plus were there, and distance from police presence, which is a couple miles from downtown. Can you imagine conflict in a shelter with 250 men and 4 miles from police presence? Sun Prairie's police depts are 5-1/2 and 8 miles away.

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, with millions lost in tax revenue.

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

Thank you for you time,

Jill Angelo



April 22, 2021

Madison Common Council
City of Madison
210 Martin Luther King Blvd.
Madison, WI

Dear Alders:

The Recovery Coalition of Dane County urges you to vote in support of the City's purchase of the property located at 2002 Zeier Road for the creation of a purpose-built men's shelter. As a Coalition of treatment providers, peer support providers and people in recovery, we recognize the benefit of a purpose-built shelter that will incorporate behavioral health supports within the shelter itself, thereby increasing access to supportive services for individuals experiencing homelessness.

Many members of the RCDC already contract with both the City of Madison and Dane County to provide services. The ability to locate some of those services within the new men's shelter is an efficient model for service delivery. The new site offers the opportunity to provide mental health and/or addiction treatment, peer support, recovery groups such as AA, NA, Women for Sobriety, Smart Recovery, and case management.

As behavioral health providers we recognize the increased stress and trauma caused by homelessness. A purpose-built shelter that offers pay-to-stay rooms helps people stabilize and to focus on engaging in other supports to address the challenges they may be facing. Some purpose-built shelters include permanent housing which lowers the number of unhoused individuals in the community while offering continued access to supportive services to help individuals remain in long-term permanent housing. One of the more remarkable things we have seen as the result of the well organized and coordinated City/County response to the pandemic has been the increased overall health and wellbeing of the individuals who have been housed in area hotels. The ability to have shelter, three meals a day and supportive services provided at the hotels has demonstrated how effective the proposed shelter model can be. We also know that the funding used for those hotels is specifically tied to COVID-19 relief will end, resulting in the individuals once again being placed back on the streets if we do not act in securing the proposed site and begin construction on the new shelter as quickly as possible.

Dane County has a largely decentralized human services delivery model with services found throughout the City and County which can create barriers to access. The proposed shelter site offers space sufficient to provide an array of services. Traveling from agency to agency can be time consuming (especially via bus) and expensive. Having services accessible in the shelter will help alleviate time and financial constraints that individuals can face when trying to access needed services.

As individuals who are in daily contact with our unhoused neighbors we know that our current shelter system can be overwhelming, traumatic and triggering for individuals facing mental health challenges. We also know that we have before us an opportunity to create a shelter that is more humane and more holistic. We ask you to vote in support of purchasing 2002 Zeier Road for the new men's shelter.

Sincerely,
Recovery Coalition of Dane County
<https://recoverycoalitionofdanecounty.org/>

From: [Joan](#)
To: [All Alders](#)
Subject: Savers for homeless shelter
Date: Friday, April 23, 2021 9:56:48 AM

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

To whom it may concern:

I am sending this email to register my support for the Former Savers on Zeier Road to be purchased by the city to turn into a homeless shelter.

Thanks,
Joan Dziewior
1217 Debra Lane

From: [Donna McDowell](#)
To: [All Alders](#)
Subject: Shelter
Date: Friday, April 23, 2021 11:31:46 AM

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

Please support the new shelter near east town to provide secure and life-enhancing sleeping and personal supports for homeless individuals. I've seen no evidence that a shelter lowers property values, and our city is better than one that doesn't care about residents that lack housing.

Thank you.

Donna McDowell
718 Huron Hill. 53711

Sent from my iPhone

From: [Jenny Schroeder](#)
To: [All Alders](#)
Subject: Shelter
Date: Sunday, April 25, 2021 10:18:27 AM

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

Dear Alderperaons,

As a home owner on the east side of Madison, I wholeheartedly support turning the old Savers building on Zeier Rd into a homeless shelter and purposefully redesign that space to best suite its needs as a shelter.

As someone who lives in an area where there are two tiny house spaces (Eken Park neighborhood), my home value has consistently increased and there is no increase in crime as a result. So please do not give credence to arguments that use this rhetoric.

Thank you,
Jennifer Schroeder
2301 Myrtle St
Madison, WI 53704
608-443-9682

From: [Maureen McCoy](#)
To: [All Alders](#)
Subject: Skelter for homeless
Date: Saturday, April 24, 2021 11:31:01 AM

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

I strongly support purchasing the property on Zeier Road for a men's homeless shelter. It is long past time for our community to provide housing and support services in the same place for our vulnerable citizens. We have an opportunity to create a center for the basic needs of many who deserve the right to succeed. The excuse that property values might decline is simply not true; 35 years at Grace Episcopal and property values continue to rise. Shame on the Princeton Club for perpetuating this disgusting situation.

It's time to do the right thing!

Maureen McCoy
37 Hickory Hollow Dr
Madison WI. 53705

From: [P.Wehrle](#)
To: [All Alders](#)
Subject: SUPPORT Agenda Item 63920
Date: Sunday, May 2, 2021 10:02:19 PM

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

Dear alders,

I urge you to SUPPORT Agenda Item 63920.

After a 2020 summer of violence I urge you to seek solutions that reduce the militarization of our city. One of the ways to do this is to provide vulnerable, and often mentally ill folks with access to services and housing. It is time for solutions and it is time to stop using our homeless brothers and sisters as political pawns.

The same people that oppose this also oppose common-sense police reforms. We can no longer be content with locking up the mentally ill and the homeless so that we can have pristine streets for tourists. It is barbaric and beneath us.

We must do better. We must invest in housing and services for the most vulnerable among us.

Please act now.

Peter Lawrence-Wehrle
3310 Cross Street
Madison, WI 53711

From: [Mark](#)
To: [All Alders](#)
Subject: support for men's shelter
Date: Friday, April 23, 2021 12:57:20 PM

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

Greetings,

I am writing to express support for a permanent men's homeless shelter. I understand a site is being considered at 2002 Zeier Road. I wish to express my support for a shelter at this site moving forward. It is essential from an ethical and public health perspective that we address the issue of homelessness with meaningful housing options. Please do not push this decision off to the future or to another possible location. The time is now to create this shelter.

Thank you,
Mark

Rev. Mark Elsdon, M.Div, MBA
Executive Director, Pres House - UW Madison



608.216.7312

www.preshouse.org

[Facebook](#)

**Please note, my primary work days for Pres House are Monday, Wednesday, and Thursday. My response to email will be slower outside of those days. My other role is as Co-Founder & Lead Builder at [RootedGood](#).

My book, "[We Aren't Broke](#)" about the story of Pres House and using church-owned assets for impact investing and social enterprise is coming out in June 2021. Start reading the beginning [here](#).**

From: [Pastor Lex Liberatore](#)
To: [All Alders](#)
Subject: Support for New Shelter Site
Date: Friday, April 23, 2021 2:17:57 PM

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Dear Elected City Leaders:

As an eastsider, I want to voice my support for the proposed shelter in the Eastowne section of our City. No matter the location, any shelter proposal will have those in its immediate neighborhood who do not support the site for one reason or another. I have no doubt the reasons may be sound to some extent. It is hard not to feel as a resident or a business person that somehow you or your business is not being respected by locating such an important human resource center near you. However, this site is ideal for its location to public transit, our service providers, and yes, businesses. I have read over some of the proposed programs and service connections, as well as the progressive manner in which this project has been envisioned, and feel it more than overcomes any business or resident objections. There simply has been no better site proposed. I encourage all of you to support this proposal.

Rev. Alexander Liberatore
4201 Hegg Ave, Madison, WI 53716

Pastor Lex Liberatore
Pastor, Lake Edge UCC
Madison WI

From: [Shannon Barry](#)
To: [All Alders](#); "mayor@cityofmadison.com"
Subject: Support of Common Council Meeting Agenda Item #69
Date: Tuesday, May 4, 2021 2:25:55 PM
Attachments: [pastedImagebase640.png](#)

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

Dear Common Council Members and Mayor Rhodes-Conway,

On behalf of DAIS, I am writing to express our support of the proposed site for a permanent Men's Homeless Shelter on Zeier Road. DAIS has a long history of collaboration with Porchlight and we are grateful for the exceptional and highly professional work they have done to support our homeless friends and neighbors for so many years in spaces that were not built for shelter services.

DAIS understands firsthand the impact of a purpose-built shelter and how transformative it can be for those it serves, as well as the larger community. This site provides extensive opportunities to finally create a space for the critical services our homeless community members deserve and which reflect our community's values.

Additionally, DAIS has the experience of taking a once vacant building which was a liability in a struggling corridor of Madison, and making it a vibrant, beautiful addition to the neighborhood, increasing safety and property values for the surrounding properties.

As a community partner, DAIS is eager to lend our support and experience in building a purpose-built shelter as the City of Madison, Dane County and Porchlight continue their planning and development of this site.

We strongly urge you to approve this purchase.

Thank you for your service to our fair City.

Sincerely,

Shannon Barry
Executive Director
Pronouns: She/Her/Hers
DAIS (Domestic Abuse Intervention Services)
2102 Fordem Avenue, Madison, WI 53704

(608) 251-1237 ext. 307 (p) | (608) 284-2134 (f)
shannonb@abuseintervention.org | abuseintervention.org
Facebook: [Domestic Abuse Intervention Services](#)

Twitter: [@DAISofDaneCo](#)

Instagram: [DAISofDaneCo](#)

[DONATE](#)

24-Hour Help Line: (608) 251-4445



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From: [Mary Ann Cook](#)
To: [All Alders](#)
Subject: Support permanent shelter for homeless men
Date: Monday, May 3, 2021 9:30:20 PM

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

I am writing in support of a decision to provide a permanent shelter for homeless men. You are aware of the urgent need stability and consistency in meeting these basic needs. My contribution is a bit difference from those of the professionals working in the area and the city experts. I have served as volunteer in the Madison shelter for over 30 years - mostly providing meals but occasionally helping individuals locate resources etc. I have heard most of the stories about the risks involved.

I am assuming that you are hearing from many who are worried about risks caused by the shelter residents and of the fears expressed about their presence. I just want to tell you that I NEVER experienced a dangerous situation while volunteering on or walking to and from the shelter at night. In the early years, when there were few staff overnight, volunteers (including this one) stayed through the night on occasion to assure that there was enough coverage. Occasionally a guest would be difficult, but even that was very rare.

Both my husband and I have volunteered in different capacities over all the years the shelter was in Grace Church. He worked the breakfast shift in the early morning. In fact the United way gave him a "lifetime achievement" award for 25 years of breakfasts once a month.

I am not claiming special expertise. I just want to say that in all those years, fear of a shelter in the neighborhood is based on assumptions not the experience of people in contact with it.

Thanks for listenint

From: [Rich Zietko](#)
To: [All Alders](#)
Subject: Support the men's homeless shelter
Date: Tuesday, May 4, 2021 10:43:45 AM

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

Hello:

It is concerning that our city speaks of helping the homeless population but bends to the wishes of developers who don't want homeless people around to detract from their proposals and neighborhood associations that want changes though NIMBY! The current proposed location on Zeier Rd is a perfect fit near transportation and services. Does anyone remember the City not purchasing old military property on Park St. that could have addressed problem earlier and had an initial cost of \$1?

DO THE RIGHT THING - APPROVE THIS PROPOSAL, AGENDA ITEM 69!

Thank you,

Rich Zietko

From: [Judy and Beth](#)
To: [All Alders](#)
Subject: Vote to approve permanent location for Men's Homeless Shelter
Date: Tuesday, April 20, 2021 3:41:14 PM

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

Good afternoon City of Madison Alders,
Thank you for your support of the purchase of the proposed site of the Men's Homeless Shelter on Zeier Road. While it is difficult to find the "perfect" location for the Shelter, this location offers the space needed to provide necessary services all at one location. A permanent location for the Men's Homeless Shelter in our community is needed now and is long overdue.
Porchlight Inc has done remarkable work over many decades in addressing the needs of these men and needs your support to continue their work in providing needed services to help these men in their struggle with the problems that have led to their homeless living conditions. Our church, Good Shepherd Lutheran, has long provided an evening meal at Grace Episcopal Church.
This new location will provide much improved overnight housing on a permanent basis for the men.
Thank you for your "yes" vote on May 4. You are helping support God's children in our community.
God's blessings,
Judy Hoard and Beth Ringgenberg

From: [Mary Somers](#)
To: [All Alders](#)
Subject: Vote yes for Zeier Rd homeless site
Date: Tuesday, April 20, 2021 11:25:11 AM

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

Sent from my iPad

From: [J Tretow-Schmitz](#)
To: [All Alders](#)
Subject: Vote YES on Zeier Rd Permanent Men's Shelter!
Date: Tuesday, April 20, 2021 10:02:08 PM

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

Good evening.

I write to encourage your affirmative stance on May 4th when approval of siting the permanent Men's Shelter on Zeier Road comes before you for a vote.

The proposed location offers precisely the features that have been sought over the past year, namely availability, accessibility, and adequate square footage to properly serve nightly guests.

When the shelter was housed in downtown church basements, my husband and I helped our faith community provide three meals per month. We saw first-hand how the cramped spaces were filled to the max, and how everyone tried their best to make do.

Please help the dream of a permanent, proper shelter come true by voting YES on May 4th.

Thank you,

Jean Tretow-Schmitz
502 Glenway St
Madison, WI 53711

From: [Tanner Wild](#)
To: [All Alders](#)
Subject: Vote Yes to Zeier Road Shelter Site
Date: Thursday, April 22, 2021 6:30:12 PM

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

Hello,

I'm writing to encourage you to please vote yes to the Zeier Road shelter site.

Thank you,

Tanner Wild

Shelter Case Manager

Drop-In Shelter

Porchlight, Inc.

www.porchlightinc.org

From: [Paul Sergenian](#)
To: [All Alders](#)
Subject: Vote
Date: Tuesday, April 20, 2021 11:07:48 AM

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

I would like to Vote Yes for the new porch light homeless home.

Paul Sergenian

Sent from my iPad

From: [Benjamin Mancillas](#)
To: [All Alders](#)
Subject: Why is this meeting created so fast and made at last minute and close to the end of the agenda articles being #69?
Date: Tuesday, May 4, 2021 8:09:03 AM

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

Dear Alders,

"Homeless Shelter Location" should be the only agenda article for this meeting and should end at a reasonable time when everyone is coherent and sound in mind. Let me guess it will be another 2am or later event so that most the general public including alders will not be aware or awake at time to even listen in or voice there concerns...

Please read the recap from Badger Herald below on this article regarding location of the homeless shelter and honestly think about the ramifications it will cause for the homeless and on the city and county as a whole.

<https://badgerherald.com/news/2021/04/07/proposed-location-for-mens-shelter-causes-controversy/>

Regards,

Benjamin Mancillas

From: [Barbara Davis](#)
To: [All Alders](#)
Subject: Writing in support of the mens shelter at SAVERS
Date: Tuesday, May 4, 2021 5:17:50 PM

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

Dear Alders,

Just a quick note of support for converting the SAVERS site into a mens shelter. Last weekend we watched the treeline at 51 catch fire due to a campfire from a homeless camp. People should not have to live in a tent, exposed to the elements in this city. The SAVERS building has been empty for a long time, retail mall space is in decline and this is an excellent location for a shelter, particularly if it will offer support services for AODA and job seeking services. Since the previous Mayor implemented the no pan handling ordinance on the isthmus, panhandling at stop signs and traffic signals around the mall has greatly increased. A mens shelter at this location would provide a safe place for meals and hot shower, a bed and much needed services to start the process of moving people off the streets. It has good access to bus lines and does not affect residential properties in close proximity.

Please support this shelter proposal and lets offer some pro-active solutions to the challenges presented by homelessness in Madison.

Sincerely,

Barbara Davis
729 Orion Trail
Madison WI 53718

From: [John Cassidy](#)
To: [All Alders](#)
Subject: Yote Yes on Permanent Men's Shelter
Date: Thursday, April 22, 2021 1:20:51 PM

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

Good Afternoon Adlers,

I am writing to support the Zeier Road location as the location for the permanent men's shelter. As a long-time supporter of Porchlight, I've had the opportunity to hear inspirational stories on how their programming has helped transform lives. It's heartbreaking to see homeless individuals downtown with nowhere to go and the Zeier Road location is an ideal spot for the shelter. You have strong partners working to help reduce homelessness in Dane County and I'm confident they will put in the work to successfully manage this location as they have with the makeshift locations that were available in prior years.

One of the things I love about living in Madison is the strong collaboration between community partners to help our marginalized neighbors and this would certainly be a step in the right direction. I ask that you strongly consider voting yes on this location on May 4 and I thank you for your time and consideration.

John Cassidy

From: [Samantha Clausen-Ruppert](#)
To: [All Alders](#)
Cc: [Vanessa McDowell](#)
Subject: YWCA Madison Statement in Support of Men's Shelter
Date: Tuesday, May 4, 2021 7:12:04 AM
Attachments: [Men's Shelter Letter.pdf](#)

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

City of Madison Common Council,

Please see the attached letter expressing the YWCA Madison's strong support for the proposed East side shelter for men experiencing homeless.

We look forward to tonight's meeting and your votes.

Thank you and take care.

--



Samantha "Sami" Clausen-Ruppert | Advocacy & Grants Coordinator

(she - her - hers)

T: 608.395-2179 **F:** 608.395.2598

E: SClausenRuppert@ywcamadison.org



YWCA Empowerment Center

2040 S. Park Street

Madison, WI 53713

www.ywcamadison.org

YWCA Madison is a proud partner with United Way of Dane County and supported by generous funders and donors.

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From: [Peter Miess](#)
To: [All Alders](#)
Subject: Zeier Rd. Building
Date: Tuesday, April 20, 2021 8:58:42 PM

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

Please vote **YES** on the Zeier Rd. building for the shelter.

From: [Ann-Britt Keillor](#)
To: [All Alders](#)
Subject: Zeier Road men's shelter
Date: Tuesday, April 20, 2021 11:23:33 AM

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

Please vote yes in May. Madison needs this in order to protect a very vulnerable population.

Sent from my iPhone

From: [Susan Pastor](#)
To: [All Alders](#)
Subject: Zeier Road Purchase - some background to the area
Date: Tuesday, May 4, 2021 12:35:19 PM
Attachments: [Jones and Okun White Supremacy.pdf](#)
[ATT00001.htm](#)

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

Dear Alders,

Thank you all for your willingness to serve the city and your constituents, and a warm welcome to those of you who are new. I have three comments/issues/questions about the purchase of the Zeier Road property for a permanent shelter for men experiencing homelessness. I write as a resident of the Greater Sandburg Neighborhood, across E. Washington from East Towne and a founder of our neighborhood association; as a former co-chair of Progressive Dane (with no current position or affiliation); and as a city resident who has been involved in direct outreach and advocacy around homelessness in the past. My first-ever stop to deliver water under a bridge on an extremely hot summer night nearly a decade ago is seared into my mind and heart. Our track record on this issue is heartbreakingly terrible, and I have grave concerns about this location, especially when it will not be prepared to be a place people can stay and be safe during the day. (Please let me know if you want to see the staff response to my expression of that concern.) I have always felt turning people out during the day to be inhumane.

1) There is a history of the city neglecting needs of vulnerable people residing in the hotels in District 17 in spite of alder and community effort.

The only city agency that has served transient families is MPD, for example with school supplies. Private individuals, such as my neighbor, have attempted to help by delivering strollers to women crossing E. Wash trying to carry babies, children, and personal items.

- Beginning in 2015, I participated with Alder Baldeh in the effort to get the city to provide gap services, pending the establishment of library/community center at Reindahl. I attended a series of meetings with city staff from multiple offices. We could not even get support for engaging with the county to provide a JFF staffer one half/day week at Sandburg, the elementary school attended by children in the hotels. Sandburg has very high child poverty - +70% - and is the only elementary school in MMSD without a paired library within a desirable radius.

(Please support the Reindahl Imagination Center and library!)

- What we learned from the hotel/anti-human trafficking task force of MPD headed by Officer Scott Templeton makes me intensely concerned for hotel residents trying to do the best they can to survive. Police told us, the neighborhood, that our location near the interstate increases the vulnerability of the area with regard to human trafficking, dealing of drugs, and "stop and go" robberies.
- We asked for a storefront, or a location where there could be a few computers and access to city services. At one point Mayor Soglin gave staff a deadline to come up with a plan. We begged that this not wait until we were "deserving" of an NRT. The deadline came and went with no response. These gaps in service still exist; the needs are still there.
- I regret that time got away from me and I have not sent my open records request to document this history.

2) The acronym NIMBY. Please note that there was no neighborhood opposition to the Porchlight facility being located at East Towne. This was sometime after 2015 - I don't remember the year it was proposed or became operational - with no opposition.

- Please ask yourselves if "NIMBY" is the only possible reason residents of the area would have concerns. Does NIMBY describe someone like myself, who thinks those who would use the shelter deserve a better, more convenient, more connected location? I wish I had written in time to offer you tours of the area's general ethos of decline, lack of healing natural surroundings, or any nice aesthetic at all in the built environment. I am just not inclined to trust the city's rush on this, based on the history described above and the unmet existing needs. (More on "sense of urgency" and the connection to white supremacy culture below.)
- NIMBY was the subject of my first publication in grad school, with my then-advisor, the late Bill Freudenburg. Bill, always more conservative than me, did not entirely buy my perspective that the acronym is a useful tool to justify undemocratic practices. It paints the NIMBYist as inherently backward and unenlightened - and you will hear things tonight, I have no doubt, that will support that assessment. I am cringing, just to think of what you may hear. I am sorry for what you will hear and hope you can hold the expressions of fear and miseducation with compassion (which is more than I can do at times, I confess).
- A question, though: Are backward, discriminatory views held by some residents (who, for example, will conflate "crime" and "panhandling"

with homelessness) a reason to ignore substantive concerns? **I am more concerned that the location, with its multiple, unaddressed issues over at least half a decade, puts shelter residents/users at more risk.**

3) Sense of urgency is a feature of white supremacy culture in organizations.

- Please see the attached resource from Okun and Jones on "White Supremacy Culture" and its antidotes, which I use to help my classes see how anti-racism is about how work is done, in addition to who gets to do it. Shout out to the Dismantling Racism folks, who put the entire workbook/resource on line, open source.
- Sense of urgency shuts down important inquiry and works against participation by everyone affected. One example of important inquiry that I see as missing in this conversation: Why do we need to move people from where they are to make room for the public market, when we could locate the market out here and revitalize the area? Whose needs are we actually prioritizing here? I would like to see a thoroughly democratic practice in which a new shelter was sited and designed with those who use it participating and compensated for that participation, as well as with neighborhood involvement.

I hope your meeting doesn't last all night. I will not be there. My number is below, though, and please don't hesitate to contact me. I finish class at 4pm.

Thank you for reading all of this and for all of your work.

Sincerely,

Sue

Susan K. Pastor
2502 Green Ridge Drive
608-217-7099