

From: [PL Neighborhood](#)
To: [Greger, Jeffrey](#); [Puerta, Angela](#)
Subject: FW: Contact City of Madison Planning
Date: Monday, October 18, 2021 6:56:02 AM

From: noreply@cityofmadison.com <noreply@cityofmadison.com>
Sent: Friday, October 15, 2021 3:23 PM
To: PL Neighborhood <Neighborhoods@cityofmadison.com>
Subject: Contact City of Madison Planning

The following contact request was received:

Name: Helen Kitchel
Address:
225 Potter St.
Madison, WI 53715
Phone: 608-220-5180
Email: lisie.kitchel@wi.gov
Subject: South Madison Plan

Message:

As a neighbor of AEC, and although its future is uncertain, how have the lands surrounding the AEC been incorporated into the SMP, since these areas are within the lands for which the City has oversight? Was the Destination District Vision Strategy considered as part of or influencing the SMP? If so, how?

From: [PL Neighborhood](#)
To: [Greger, Jeffrey](#); [Puerta, Angela](#)
Subject: FW: Contact City of Madison Planning
Date: Friday, October 15, 2021 6:20:32 AM

From: noreply@cityofmadison.com <noreply@cityofmadison.com>
Sent: Thursday, October 14, 2021 5:59 PM
To: PL Neighborhood <Neighborhoods@cityofmadison.com>
Subject: Contact City of Madison Planning

The following contact request was received:

Name: Margaret Nellis
Company/Organization: UW Madison Emerita
Address:
5509 Maywood Road
Monona, WI 53716
Phone: 608-513-4446
Email: nellismj@gmail.com
Subject: South Madison Plan

Message:

I am disappointed that Mr. Robert Pierce is not cited in the Plan, or perhaps I missed it. Mr. Pierce grew up in Bram's Addition and has spent much of his adult life dedicated to making fresh whole foods available via the South Madison Farmers' Market.

I am also disappointed to see, unless I missed it, any reference to the City's Historic Preservation Survey of Underrepresented Communities. As a member of the Madison Trust for Historic Preservation "Community Education Committee", we are exploring ways to collect and share the social histories of several important historic sites within the Plan boundaries.

I also wonder how you arrived at the 12-story height for the slip of land on John Nolan Drive where the new high-rise tower is proposed.

Thank you for the excellent addition of "social artists" such as Hedi Rudd. Her contribution was the best I've ever seen from City Planning in over 20 years! And Hedi acknowledged to me that even she forgot to include Mr. Robert Pierce and the South Madison Farmers' Market from among her hundreds of shots.

From: [PL Neighborhood](#)
To: [Greger, Jeffrey](#); [Puerta, Angela](#)
Subject: FW: Contact City of Madison Planning
Date: Monday, October 18, 2021 3:58:58 PM

From: noreply@cityofmadison.com <noreply@cityofmadison.com>
Sent: Monday, October 18, 2021 1:14 PM
To: PL Neighborhood <Neighborhoods@cityofmadison.com>
Subject: Contact City of Madison Planning

The following contact request was received:

Name: Christopher Harvey
Address:
1124 Emerald Street
Madison, WI 53715
Email: charvey@uwalumni.com
Subject: South Madison Plan

Message:

I see the maximum building height limits for the "dense" areas are currently set at 12 stories. This is not appropriate according to the growth models that are projecting where our population will be in 10 years, let alone 20 or 30.

If Madison is serious about fostering environmentally-friendly growth, then we need City staff and our elected officials to understand that urban infill is the way to go. And the denser the infill (as long as City infrastructure can support it), the better. We need our representatives to be brave enough to stand up to the - often most vocal - NIMBY minority and support real urban infill that better provides for our community as a whole or we are going to be surrounded on all sides by (even more than we have already) massive suburban sprawl.

I understand the desire to preserve our views; of the Capitol, of clear sky from our back yards with no high-rise buildings but how many views of prairies, woodlands, wetlands are we willing to sacrifice for that? I myself will likely see my view impacted by higher buildings in the Olin Avenue triangle but the benefits outweigh the negatives in my opinion.

The population growth is coming to the area no matter what, it's a matter of where we provide everyone opportunities to live. Miles away where residents will commute in cars each day? Or near the City's downtown with public transportation taking the role of their commute?

It's time to get serious in Madison on what urban infill really is. I encourage City staff, officials, and members of the community to consider the long term affects of limiting urban infill near the heart of our City as this plan currently does.

Thank you for your time and attention.

From: [PL Neighborhood](#)
To: [Puerta, Angela](#); [Greger, Jeffrey](#)
Subject: FW: Contact City of Madison Planning
Date: Wednesday, October 6, 2021 2:57:49 PM

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From: noreply@cityofmadison.com <noreply@cityofmadison.com>
Sent: Wednesday, October 6, 2021 2:35 PM
To: PL Neighborhood <Neighborhoods@cityofmadison.com>
Subject: Contact City of Madison Planning

The following contact request was received:

Name: Dave Davis
Address:
210 Koster St
Madison, WI 53713
Phone: 608 257-3305
Email: davis_da@charter.net
Subject: South Madison Plan

Message:

In general, absent the \$300M to \$500M invest in the AEC Campus envisioned by the Master Plan, does it really make sense to incorporate elements of their DDVS into the South Madison Plan? If it does make sense, which elements? How much of what's in the DDVS can we expect the county and/or AEC to fund? The AEC meeting yesterday made it clear that they don't have any money for this.

Since the city appears to be prepared to acknowledge elements of the DDVS in the South Madison Plan Update, and parts of the DDVS extend into aldermanic district 13 and the Bay Creek neighborhood, why haven't that alder and the Bay Creek neighborhood been more fully involved in the South Madison Plan Update process?

How will elements of the DDVS, particularly those related to new development, not lead to gentrification in South Madison? I've been asking this question for over two years and have yet to receive a response.

If the city endorses the DDVS, how is the city going ensure the goals taken from the DDVS, shown below, are met?

Page 39: REDUCE STORMWATER RUNOFF - The three focus areas identified in the study (Beltline Gateway, Core, and Lakeview) are comprised of commercial uses surrounded by surface lots that contribute to higher peaks of stormwater runoff. As redevelopment occurs in this these areas, green infrastructure practices will be installed in the new development such as rain gardens, green roofs, stormwater planters, porous pavement, etc. Encouraging a green infrastructure approach as the sites redevelop will not only improve the water quality in our lakes and waterways, but also can potentially reduce the volume and speed of stormwater runoff that contributes to flooding. Overall, incorporating green infrastructure elements beautifies our community and enhances the look of the development.

?? Will the city require the stormwater management practices that the DDVS recommends for all new development in the Olin triangle, aka the wedge? The proximity of the wedge to Wingra Creek makes the implementation those recommended practices highly desirable, if not essential.

Page 40: TAX BASE, REVENUE, AND NEW DEVELOPMENT - The three identified focus areas are underutilized and obsolete redevelopment areas. However, they're strategically located in a part of the community that have the potential of not just creating development, but enhancing the image of our community and adding tax base. The new mix of uses and the much-needed improvements to form a unified District will create a dynamic area in Madison that generates additional revenue for the City and the region. To maintain affordability in the area, part of the redevelopment strategy is including a variety of housing types for a mix of income levels in the Lakeview Area.

?? Will the city require housing for a variety of income level in any new housing built in the wedge? If so, how?

Page 40: ADJACENT RESIDENTS - As the county grows and the Alliant Energy Center facilities expand to serve larger events, activity on the campus will increase. The Destination District Vision focused on placing major destination uses along the Beltline, Rimrock Road and John Nolen Drive corridors - close to major roadway corridors - and away from the adjoining neighborhoods. However, with the growth of major events and usage of the Alliant Energy Center, operational and event noise will likely continue to be aggravating to some neighbors during major outdoor events. The Alliant Energy Center should continue to work with immediate neighborhoods to find ways to help keep noise and impacts to a minimum.

?? How will the city ensure the AEC does this in perpetuity? While I believe that the current executive director of the AEC views those things as important, experience has taught us that not every executive director does. Brent won't be there forever and he could be replaced by a management company whose only concern is generating profits.

From: [PL Neighborhood](#)
To: [Greger, Jeffrey](#); [Puerta, Angela](#)
Subject: FW: Contact City of Madison Planning
Date: Wednesday, October 20, 2021 8:00:18 AM

From: noreply@cityofmadison.com <noreply@cityofmadison.com>
Sent: Tuesday, October 19, 2021 1:28 PM
To: PL Neighborhood <Neighborhoods@cityofmadison.com>
Subject: Contact City of Madison Planning

The following contact request was received:

Name: Harald Kliems
Address:
6 N Allen St
Madison, WI 53726
Email: kliems@gmail.com
Subject: South Madison Plan

Message:

I'm writing in about the latest version of the South Madison Plan. Specifically, this comment concerns the proposed single-family home development in the Thorstad focus area. I strongly oppose low-density uses in this location. Located on what will soon be a high-frequency transit corridor and right next to the Wingra Creek bike path, we need to ensure that as many current and future Madisonians as possible will have an opportunity to live here. Single family homes are antithetical to this. Instead of creating residential units for hundreds or thousands, the plan propose to build houses for the few who can afford them or get them through the draw of luck. This will further increase the displacement pressure on surrounding areas and jeopardize the success of our transportation goals. Please revise this plan and increase the density in this area.

Thank you,
Harald Kliems.

From: [Dave Davis](#)
To: [Puerta, Angela](#); [Greger, Jeffrey](#); [Carter, Sheri](#); [Evers, Tag](#)
Cc: [Richter, Jeff](#); [Valleri Quintanilla](#); [Gillian, Barb](#); ofasomadisonpiakj@gmail.com
Subject: South Madison Plan and the mobile home park
Date: Monday, October 11, 2021 9:00:59 AM

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

Angela,

Following our discussion at the Goodman Library last Thursday regarding the South Madison Plan and the mobile home park, I contacted four of the most active residents in the Capitol View Neighborhood, who are copied on this e-mail. I asked if any of them recall the neighborhood intending to oppose the inclusion of the mobile home park in the draft concept plan for focus area 4, "*Madison Mobile Home Park/Sundstrom Street Area.*" Of the three that replied, none of them remembered that being the neighborhood's intent. In fact, Jeff Richter wondered why the concept plan for the MHP had been removed from the draft plan. Given that, I would like to request that you reinstate the draft concept plan for the MHP portion of focus area 4, and title it "*Madison Mobile Home Park.*"

This request is based on the following conditions:

- 1) That in your previous, separate discussions with MHP residents they did not oppose their being included in the draft plan;
- 2) The proposed new street that would connect Nygard Street with W. Badger Road not be included in the plan as that was opposed by the neighborhood;
- 3) The revised draft of the SMP Update, showing the plan for focus area 4, be brought back to the Capitol View Neighborhood for review and approval;
- 4) The plan for the MHP would again include recommendations for quality of life and safety improvements such as a tornado shelter, community space, rehab or replacement of existing mobile homes to improve living conditions, etc; and, that the plan not recommend the displacement of any current MHP residents (although that may be the inevitable result of the city's fire and zoning codes).

I am hoping that by having a focus area concept plan that recommends achievable improvements for the MHP, the city's Plan Commission may be less inclined to recommend that the property be redeveloped. I'm not sure that's realistic but it seems worth a try.

In our discussion, I also expressed my surprise that either the city's Fire Marshall, Ed Ruckriegel, or Zoning Administrator, not sure who that is since Matt was promoted, would allow the current crowded conditions at the MHP to continue following the attachment of the town of Madison, due to the liability it could create for the city. Have you had a chance to discuss this with Ed and/or the current Zoning Administrator? If so, what were their responses? Also, have you been able to confirm with Fire Chief Davis that the MFD currently has the proper vehicles to provide adequate fire protection to the MHP as it exists today? I also have the same liability question for the city's Risk Manager.

If I have misstated anything, I would ask the other neighborhood residents to provide clarification.

Regards,

Dave

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Dave Davis
210 Koster St
Madison, WI 53713
608 257-3305