

From: rrasmur11@gmail.com <rrasmur11@gmail.com>
Sent: Tuesday, September 21, 2021 2:24 PM
To: All Alders <allalders@cityofmadison.com>
Subject: [All Alders] Homeless Shelters

Recipient: All Alders

Name: Russell Rasmussen
Address: 1014 Bultman, Madison, WI 53704
Email: rrasmur11@gmail.com

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

Message:

I am writing to express my opposition to the proposal to purchase the property at 2002 Zeier Road to convert into a men's homeless shelter. I do support the purchase of the property at 1902 Bartillion Drive to provide options for homelessness, for the following reasons:

1. The Bartillion Drive property is closer to existing social services than the Zeier Road property.
2. The Bartillion Drive property is closer to MATC which would provide more educational opportunities and potential for job training.
3. Locating a shelter at Zeier Road will have significant adverse impacts to nearby restaurants, retail and other businesses at East Towne and the Global Market which would negatively impact the tax base and employment in the area. The Bartillion Drive site is not close to retail, restaurants and other businesses so it would have less potential adverse impact.
3. The initial cost of the Zeier Road site 2.6 million is three times that of the Bartillion Drive site 0.855 million. Given that each site will require additional work to be made suitable for the purpose, starting at a lower initial cost will allow more options in improving the site.

Given the closer proximity to services, less impact on businesses and existing jobs, and lower initial cost allowing greater improvement options, the Bartillion Drive site is far preferable for the homeless people and the city taxpayers. Therefore, I ask you to reject proposal 72 Zeier Road property, and accept proposal 66 Bartillion Drive property. Thank you for your consideration.

Russell Rasmussen

From: Patti O <patti5416@hotmail.com>
Sent: Tuesday, September 21, 2021 4:57 PM
To: All Alders <allalders@cityofmadison.com>
Subject: Public Market/Zeier Road Purchase

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I just received the Mayors email blog regarding the homeless situation in Madison. The blog was sent less than three hours before tonight's Common Council meeting which will, once again, request the purchase of the Zeier Road property at EastTowne. How can we believe the Mayor is making the homeless crisis a priority when she states...

"We are committed to developing the City's first purpose-built men's shelter but understand that, before it is completed, another temporary arrangement will be necessary so that plans for the Madison Public Market can proceed at the First Street site".

As you heard months ago, many store, restaurant, hotel, vendors and residents near EastTowne, opposed the Zeier Road location for a shelter. Those of us who hoped the redevelopment of EastTowne could proceed were publicly shamed. Yet, the development of the Public Market, which will actually displace homeless individuals from an ideal, already repurposed location on First Street must proceed?

Can we please concentrate efforts on helping the campers at Reindahl Park. Closing the First Street shelter and purchasing the Zeier Road building (which is in the mall parking lot) is not the answer.

Respectfully,
Patricia O Day

From: Linda <rth6349@gmail.com>
Sent: Monday, September 27, 2021 2:25 PM
To: All Alders <allalders@cityofmadison.com>
Subject: 17 district

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

Can District 17 handle being the only District in the city to have ALL homeless and low income projects directed to this area? Is this ethical or fair?

Lowers property values, decreased business success, people wandering the streets asking for money, getting hit by cars. Increased violence, deaths, drug overdose.

I no longer feel safe in my neighborhood.

Are panhandlers a danger on our busy streets, yes. Do they distract drivers, yes. Do they make citizens uncomfortable, yes. Please google how the common council and Mayor dealt with this problem in 2017. They were applauded, and highly respected for their decisions and actions. Thank you, stay safe.

Respectfully Linda Roth Sent from my iPhone

From: Patti O <patti5416@hotmail.com>
Sent: Monday, September 27, 2021 3:35 PM
To: Finance Committee <financecommittee@cityofmadison.com>
Cc: All Alders <allalders@cityofmadison.com>
Subject: Temporary Men's Homeless Shelter

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

I have a few questions regarding the purchase of the Zeier Road property for a temporary men's homeless shelter.

- 1) Is this in the best interest of the men currently using the First Street shelter? Have the residents, staff and resource providers been asked for their input?
- 2) Many who work with the homeless had indicated a location for the permanent shelter would need to be closer to city resources. What is the status on the those central locations? Where are they, and when could an offer be made on a permanent location?
- 3) What is the cost of repurposing the Zeier Road building and the logistics of transporting the men to and from The Beacon, and other downtown resources every day?
- 4) Can the temporary shelter on First Street continue to be used as a shelter until a permanent site is completed? Could the Public Market function temporarily at an alternate location? The possibilities for this temporary market could easily be modified for future use.
- 5) Was an economic study ever done regarding the impact on the EastTowne Mall?

Thank you for considering my concerns. Hopefully, in today's Finance Committee Meeting or the upcoming Common Council Meeting these questions will be addressed.

Respectfully,
Patricia O Day

From: chels5222@hotmail.com <chels5222@hotmail.com>
Sent: Thursday, September 30, 2021 1:54 PM
To: All Alders <allalders@cityofmadison.com>
Subject: [All Alders] Homeless Shelter near East Towne

Recipient: All Alders

Name: Maryanne and Gary Olson
Address: 5222 Harbor Ct., Madison, WI 53705
Email: chels5222@hotmail.com

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

Message:

We are lifelong residents of Madison and wish to express our staunch opposition to locating the homeless shelter as proposed at the two locations near East Towne Mall. We are not only concerned about the lowering of property values in the area that will result, but are also concerned about the safety of the shoppers and residents in the area, as well as the significant adverse economic and job impacts that will result. Additionally, although this proposal is not in the best interests of the homeless men it seeks to advance, the council rejected the idea of having the EOC further evaluate the properties and the impact moving the residents yet again will have. As a taxpayer, I do not approve of spending 2.6 million for a temporary location until a permanent more suitable location/s can be secured.

Placing 150- 200 men, all in anxious, and in some cases desperate frames of mind, in this facility, which has less space for them spread out than the current facility, is definitely not in the best interest of these men. The possibility of conflict is given and will surely then spill out into the neighboring community. A small number of underpaid and unarmed private security guards will not be able to control any outbreak of violence – even if guns are not involved. This tension will not go away when the men leave the facility during the day but will only be taken with them. Small facilities located throughout the city would provide a much more hospitable environment and the ability to address the men's personal needs more individually, with better outcomes for the client and the community.

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

problem worse, not to mention the large decrease in our tax base.

We agree and support that the plight of the homeless should be addressed. We have provided food to Luke House, Saint Vincent De Paul, the Catholic Multi Cultural Center and donated to other organizations that support food insecurity and homeless conditions for years. However, setting up a large impersonal facility in an already struggling business environment does not serve the homeless or the community well. Small facilities, distributed in a hub around the city within a reasonable distance from services, would serve the homeless much more effectively and reduce adverse impacts on the community. There are many smaller vacant locations dispersed around the city. A study should be conducted, which includes discussions with members of the community, to determine what is available and the suitability of each of the various locations. The Fleet site could be used for a smaller number of men as other sites are identified, and the Public Market could instead be located in the East Towne area, where it would add to revitalization efforts and benefit from the traffic from other businesses.

Thank you for considering our perspective,
Gary and Maryanne Olson

From: Bob E <baentwistle77@gmail.com>
Sent: Friday, October 1, 2021 8:46 AM
To: All Alders <allalders@cityofmadison.com>
Subject: "Temporary" Homeless Shelters

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I do not support the Zeier Road site. If we ever want retail to survive on the east side, turning the current mall into a daily hangout is not going to aid that in any way. Like who does that? Are we just giving up on that area?

More supportive of the Bartillion Road site. Or maybe we need to revisit the First Street area and just leave the men's shelter there and search for a new site for the market? Considering that area already has Festival, Willy Coop, Jennifer Street Market, an east side farmers market and downtown farmers markets in near proximity, how much does another market enhance that area?

Thanks!
Bob Entwistle
2709 Center Avenue (Dist. 6)

From: rrasmur11@gmail.com <rrasmur11@gmail.com>
Sent: Friday, October 1, 2021 12:57 PM
To: All Alders <allalders@cityofmadison.com>
Subject: [All Alders] Proposed Homeless Shelter at Zeier Road

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 near the proposed homeless shelter at 2002 Zeier Road. We wish to express our opposition to locating a men's homeless shelter at this location, even a "temporary" one as is being proposed. We are concerned about 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.

Placing up to 200 men in anxious frames of mind in this facility will certainly add to tensions and the possibility of conflict that will spill into the neighboring community. This tension will not go away when the men leave the facility during the day, but only be taken with them. This facility will create more of a warehouse environment than a shelter, as it will pack a large number of men into an area too small for its purpose. It is far from critical services, and thus may exacerbate existing mental health problems and could increase police calls. Small facilities located throughout the city would provide a much more hospitable environment and the ability to address personal needs more individually, with better outcomes for the clients and the community.

The negative impacts to surrounding business will be significant. Stores at and around East Towne will fail as customers turn to safer and more comfortable environments to shop and conduct their business. Businesses like Dick's, JC Penneys, Barnes and Noble, Target, HyVee, The Global Market and Food Hall, Marshalls, Burlington, Brew Flix movie theater and the many restaurants and other businesses in the area are not likely to remain viable. Many of these businesses have already had to employ security guards due to shoplifting and customer harassment concerns. How will these stores manage the probable increase in incidents due to the size and proximity of the proposed shelter? What happens when these businesses move or simply close their doors because people shy away due to safety and harassment concerns? What happens to the people who will lose their jobs? The increase in unemployment that will result will only make the problem worse, not to mention the large decrease in tax base. East Towne has been recovering in the past six months with the reopening of BrewFlix movie theater and increased customer traffic. Locating the shelter there will reverse that trend.

We agree and support that the plight of the homeless should be addressed. But setting up a large impersonal facility in a recovering business environment does not serve the homeless or the

community well. Small facilities, distributed in a hub around the city in a reasonable distance from services, would serve the homeless much more effectively and reduce adverse impacts in the community. There are other vacant locations dispersed around the city that should be considered. The Fleet site could continue to be used as other sites are identified. Rather than locating the Public Market at the Fleet site, with difficult access and limited parking, it could instead be located in the East Towne area, where it would add to revitalization efforts and benefit from synergies from other businesses.

We ask that this proposal be rejected, or at the very least, tabled, until the other sites being identified can be compared for suitability, cost and location. This will result in a much better long-term outcome for the community rather than expediting an ill thought proposal that will not provide quality services to the homeless.

Thank you for considering our perspective,
Russ Rasmussen and Julie Ivanov

From: ryanhartkopf@gmail.com <ryanhartkopf@gmail.com>
Sent: Sunday, October 3, 2021 9:36 PM
To: All Alders <allalders@cityofmadison.com>
Subject: [All Alders] Homeless shelters

Recipient: All Alders

Name: Ryan Hartkopf
Address: 6633 Raymond Rd, Madison, WI 53711
Email: ryanhartkopf@gmail.com

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

Message:

Hello Alders,

I want to voice my support for items 42 and 47 on the agenda for Tuesday's common council meeting, the purchase of the properties on Bartillon Rd. And Zeier Rd. It is imperative that we stop stalling projects that are necessary for the safety and well-being of our homeless neighbors. Homelessness has become a crisis in this city and country during this pandemic, and it's time that we take meaningful action to address the problem.

Thank you,

Ryan Hartkopf

From: dick adam <raadam402@gmail.com>
Sent: Monday, October 4, 2021 10:12 AM
To: All Alders <allalders@cityofmadison.com>
Cc: Mayor <Mayor@cityofmadison.com>; dick adam <raadam402@gmail.com>
Subject: Homeless Shelters

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Good Morning:

I understand from attending a Neighborhood meeting yesterday, hosted by our Alder Gary Halverson, that there is a rather quick vote coming up this week regarding purchasing an Eastside building to house many homeless people. (Tuesday's Mtg., Agenda item #47) From this large gathering yesterday and my reading up on the topic, why the rush to make an ill informed decision?

I realize our neighborhood Reindahl park is being ruined daily and that winter is fast approaching, but please be reasonable in this important decision. I understand there are several other sites being considered but not made public, please do so we can be updated on these before a hasty vote. Thanks.

There was much compassion and empathy and yes, frustration on the handling of Reindahl park, but why is just the Eastside the solution here?? This decision to spend a lot of \$ on this "temporary" housing building behind East Towne needs to be paused, so we Eastsiders and Alder folks can make an informed decision.

Thanks again Gary for hosting this much needed informational meeting. Slow down folks, the best decisions are made unemotionally. In the mean time, please clean our park more often.

Dick Adam. (3341Basil Dr 53704)

From: Renee Zeier <rzeier7783@charter.net>
Sent: Monday, October 4, 2021 11:45 AM
To: All Alders <allalders@cityofmadison.com>
Subject: Homeless Shelters

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Dear Alders,

I am opposed to the homeless shelters at both 2002 Zeier Rd and at the old Ale Asylum location. I was born and raised here, as are my child and grandchildren. My family has been here for generations. Before Madison was the capital. I attended the university for BS in Biochemistry.

I believe this will adversely effect the area that you are planning on putting it in. I request further impact studies are done before acquiring the land. Costs, crime, property values, future housing, time taken to complete, etc. These plans need to be more thought out. Thrusting this on a community it doesn't fit.

A comparable study from the university of Pennsylvania, department of statistics showed a 56.3% increase in property crime within 100 meters of a homeless shelters. The study spanned from 2009-2016. In Manhattan, from 2010-2018, with a direct correlation to the homeless shelters being built, they saw a 24-25% drop in property values next to homeless shelters. Another study from New York City's independent budget office found a 7% drop in property values within 500 feet from homeless shelters than with comparable properties farther away.

Bradley Realty Corporation saw a drop in property values with all types of communities directly correlated to the introduction of a homeless shelter compared to neighboring communities without them. This lasted 10 years before the values stabilized to align with neighborhoods without shelters. It takes a decade for these to integrate as a fixture with the community.

This needs to be more thoroughly planned, with all voices being heard. I have seen numbers vary from 100-350 beds which are very different numbers and may produce very different results, with very different costs. I don't want to see the prey being put with the predators with so many people in one place. This is zoned for retail not residential.

I asked various people who work with the homeless or charities and they don't agree with this. I also asked several homeless people what they think. I received comments like: 'Why would they put us on the Far East side?' or 'It is too far away from what we need' and 'Seems out in the boonies.'

I believe another site would be better suited and more forethought should be given.

This does not fit these areas. Band-aid solutions rarely work long term. This is iatrogenic, where trying to cure one problem will create many more.

Thank you,
Ms Renee Zeier

From: Marijane Curry <shermjane@live.com>
Sent: Monday, October 4, 2021 12:25 PM
To: All Alders <allalders@cityofmadison.com>
Subject: Reindahl Park Homeless encampment

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

My Dear Alder People:

I want to express my desire to not have the Old Saver's building become a "temporary" men's shelter. East Towne area has been plagued with business shutdowns; poor growth due to covid 19 concerns. At our District 17 meeting I heard there are interested parties that want to redevelop this area, We need growth opportunities for the people that pay taxes in this area in order to provide jobs and income stability. This is a working-class area of Madison and perhaps a Men's shelter on the wealthier west side, which could absorb this men's homeless shelter better is a solution. If you are coming from the interstate and driving down East Washington, the first impression you get of the city is one of lack of planning and depression when you see this homeless encampment.

I would also like to see Reindahl Park returned to the residents of this area. I miss seeing kids on the playground equipment, soccer games being played there, and gardeners using their plots to grow things. I am 73 years old and I am afraid to visit the wonderful trees that are in that park. We only have this one park in our area to go to and I would like to see the Imagination Center build there so our diverse population, that is often low income, has a place to go to for enlightenment. I am disappointed that providing a tent city was the council's only solution. People that have lived in this area for several years are really AFRAID to go to the park. What are you doing to get the homeless out of the park before winter???

Marijane Curry
4613 Armistice Lane
Madison, WI 53704