



## Village Planning Committee Meeting Summary

### PHO-1-23--Z-SP-2-19-7

**Date of VPC Meeting:** June 12, 2023

**Date of Planning  
Hearing Officer Hearing:** June 21, 2023

**Request:**

- 1) Modification of Stipulation 2 regarding a three-year review of the total beds in Area A
- 2) Modification of Stipulation 3 regarding temporary beds within Areas A and B for three years from approval
- 3) Modification of Stipulation 3.a regarding temporary beds within Area A after three years from approval
- 4) Review of the Special Permit by the Planning Hearing Officer per the requirements of Stipulation 17

**Location:** Southeast corner of 13th Avenue and Madison Street

**VPC Recommendation:** The VPC held the review, and recommended approval in part with no recommendation on Stipulation Nos. 3 and 3.a.

**VPC Vote:** 11-3

#### **VPC DISCUSSION:**

*13 members of the public registered to speak on this item, nine in support, four in opposition.*

*Committee Members Rachel Frazier Johnson and Ali Nervis joined the meeting during this item, bringing quorum to 14 members.*

#### **STAFF BACKGROUND PRESENTATION**

**Sarah Stockham**, staff, provided a background presentation, described the location of the request and the surrounding area, reviewed the modifications requested by the applicant, and described the history of previous approvals of the case.

### APPLICANT PRESENTATION

**Paul Gilbert**, representing the applicant with Beus Gilbert McGroder PLLC, reviewed the services provided by the Human Services Campus (HSC), the history of the special permit case, and Stipulation No. 17 requiring PHO review after two years. Mr. Gilbert further described the previous two years of activity at the HSC, noting that the facility is at full capacity, and reviewed the requested modifications to Stipulation Nos. 2, 3, and 3.a.

### QUESTIONS FROM COMMITTEE

**Committee Member Panetta** asked for clarification on Stipulation No. 3 and the reason for removing the language. **Mr. Gilbert** replied that the stipulation required that the temporary bed count automatically be reduced to 75 after the three-year period and added clarification about the weather events related to the stipulation.

### PUBLIC COMMENTS

**Rick Mitchell** introduced himself and spoke in favor of the proposal, describing the work done by the Homeless ID Project, the increase in activity for the organization, and the success of the group.

**Vicki Phillips** introduced herself as affiliated with Community Bridges, Inc. and spoke in support of the stipulation modifications, highlighting the work done by the organization with HSC.

**Brandi Ryan-Cabot** introduced herself and stated that she supports the stipulation modifications, noting the increase in the number of unsheltered people and that limiting beds would be a waste of previous investments.

**TJ Swearengin** introduced himself as the Board Chair of HSC and spoke in favor of the request, highlighting that the homelessness issue is a national problem. He reviewed the work of HSC and stated that reducing beds at this time would be counterproductive.

**Ian Francis** introduced himself as affiliated with the Madison Pioneers Coalition and spoke in opposition to the request, stating that the neighborhood worked hard to get the stipulations approved with the original case and that the applicant has failed at many of the stipulations.

**John Westerdale** introduced himself and spoke in opposition to the request, stating that the neighbors are overwhelmed and that the stipulations were developed to protect the area and should remain in place.

**Korhan Kaftanoglu** introduced himself and stated that he was opposed to the changes requested by the applicant, noting that the cleanups described by the applicant are not happening.

**Patrick Tighe** introduced himself as a board member of HSC and spoke in favor of the request, highlighting the increase in evictions and that HSC has complied with the stipulations.

**Joshua Utter** introduced himself and spoke in support of the proposal, stating that homelessness continues to grow and there is a need for beds and that more shelters should be built in other parts of the city.

**Jessica Berg** introduced herself as affiliated with St. Vincent DePaul and spoke in support of the request, noting that it would be disastrous for HSC to decrease the number of beds and the ability to bring additional homeless people inside the facility.

**Mike Langley** introduced himself and spoke in support of the request, stating that homelessness is a housing problem.

**Jannah Scott** introduced herself and spoke in support of the request, highlighting that if beds are removed, the situation around HSC will get worse and that much of the homeless population are elders.

**Chelsea Friday** introduced herself and spoke in opposition to the request, stating that the three-year review should not be removed and that the stipulations protect the surrounding area, further noting that homeless shelters should be more spread around the valley.

#### APPLICANT RESPONSE

**Paul Gilbert** stated that the stipulations in question were added at the end of the process when the case was initially approved and that the remaining stipulations add protection to the community, not the stipulations requested to be modified. Mr. Gilbert stated that the HSC does the necessary cleanups around the facility, adding that in the quarterly meetings held by HSC, they have not been provided any of the information brought up by the opposition.

#### COMMITTEE DISCUSSION

**Committee Member Olivas** stated that it's important to work together on this issue, that other neighborhoods see the issues around HSC and do not want shelters in their area, and that the HSC needs accountability for the problems in the area around the facility, adding that she opposes the request.

**Vice Chair O'Grady** asked for clarification on the City's interpretation of Stipulation No. 3.a and whether the number of emergency beds would be reduced from 200 to 75. **Ms. Stockham** stated that is the City's interpretation and it would be three years from 30 days after City Council approval of the item. **Vice Chair O'Grady** stated that the reduction in emergency beds would happen in March 2024.

**Committee Member Burns** asked where the stipulations in question came from. **Ms. Stockham** stated that stipulations were modified multiple times up to City Council adoption and that the idea of a three-year limit originated at the Planning Commission.

**Committee Member Uss** stated that the three-year cap in the stipulations is arbitrary and doesn't seem necessary.

**Committee Member Rachel Frazier Johnson** asked for clarification on the stipulations approved by the Planning Commission. **Ms. Stockham** read Stipulation Nos. 3 and 3.a, as approved by the Planning Commission.

**Committee Member Sonoskey** asked about the process for the three-year review.

**Racelle Escolar**, staff, stated that the three-year review would be a PHO process.

**Committee Member Nervis** asked **Ms. Olivas** if the remaining stipulations provide adequate accountability for the HSC. **Ms. Olivas** replied that the stipulations were an agreement and HSC should continue to follow the stipulations.

**Vice Chair O'Grady** suggested that the committee should maintain the required review but not reduce the number of beds.

**Committee Member Panetta** reviewed the stipulations modifications requested by the applicant, stating that the reason for the modification to Stipulation No. 2 is to not make them return in one year for review and that the request to modify Stipulation Nos. 3 and 3.a is not maintaining what was agreed to in the original case.

**Committee Member Martinez** provided clarification on the language requested to be removed from Stipulation No. 2.

**Committee Member Olivas** stated that the stipulations in question were included because there were concerns about compliance.

#### **MOTION – STIPULATION NO. 2**

**Patrick Panetta** made a motion to recommend approval of the modification to Stipulation No. 2 for PHO-1-23--Z-SP-2-19-7. **Darlene Martinez** seconded the motion.

#### **VOTE – STIPULATION NO. 2**

**11-3**, Motion to recommend approval of the modification to Stipulation No. 2 for PHO-1-23--Z-SP-2-19-7 passed, with Committee Members Burns, Gaughan, Martinez, Nervis, Panetta, Sherman, Sonoskey, Uss, Vargas, O'Grady, and Gonzales in favor; and Committee Members Johnson, R. Johnson, and Olivas opposed.

**Committee Members Uss and Panetta** discussed and agreed that since the motion only addressed Stipulation No. 2, there should be another motion addressing

Stipulation Nos. 3 and 3.a. **Chair Gonzales** agreed and asked for another motion to address the remainder of the request.

**MOTION – STIPULATION NOS. 3 AND 3.A**

**Ash Uss** made a motion to recommend approval of the modifications to Stipulation Nos. 3 and 3.a for PHO-1-23--Z-SP-2-19-7. **Zach Burns** seconded the motion.

**VOTE – STIPULATION NOS. 3 AND 3.A**

**6-8**, Motion to recommend approval of the modifications to Stipulation Nos. 3 and 3.a for PHO-1-23--Z-SP-2-19-7 failed, with Committee Members Burns, Nervis, Sonoskey, Uss, Vargas, and O'Grady in favor; and Committee Members Gaughan, Johnson, R. Johnson, Martinez, Olivas, Panetta, Sherman, and Gonzales opposed.

No further motions were made, and the committee concluded discussion on this item.

**STAFF COMMENTS REGARDING VPC RECOMMENDATION:**

None.