

122015

Summary of proposal for alternate supported housing for 7933 Tree Lane

After the Dec. 7 Plan Commission hearing on the current 7933 Tree Lane proposal, a number of area residents thought the city should consider another supported housing proposal more suitable for that site.

Avoid zero sum game

At the Dec. 7 hearing, Michael Heifetz, a member of the Plan Commission, expressed his concern that the effort was trapped in a zero sum game where if you were opposed to the current family supported housing proposal, you were seen as opposed to trying to aid homeless people. That comment led us to suggest that three options be discussed, not just the current two. These three would be:

- The current family housing proposed for 7933 Tree Lane,
- Not building any housing at 7933 Tree Lane,
- And this new option: Another supported housing proposal, reduced in size and population, that could still be financially viable but better suited to the 7933 Tree Lane site (perhaps similar in concept to the east side 707-709 Rethke Avenue supported housing unit for only 60 residents now under construction)

Concerns about current proposal

Many concerns have been expressed about the proposed supported housing for families, many of which relate to the size and scope of the project and its suitability for this site. Some of these are:

- Density of population in the building, capacity of area schools for such growth; limited numbers of parking spaces; safety concerns about children playing in ravine, creek, mall alleyway; very limited open space, busy traffic on the way to nearby park, design that clashes with neighborhood look, lack of city experience in operating & overseeing such large scale supported housing

Concerns acknowledged by commission members and city staff at Dec. 7 meeting:

Even city staff and Plan Commission members supporting the proposal had a number of concerns. Some of these are:

- **City staff:** This only provides one-third of the open space that would be expected; **Cantrell:** It's not a perfect site, there are parking issues; **Zeller:** My biggest concern is usable open space--that's a big downside; **King:** It's not a perfect site; there are real concerns with this project in this site in that neighborhood

Alternate proposal similar to 707-709 Rethke on the east side and how it broadly addresses concerns about current proposal

Alders on the Plan Commission said they appreciated concerns about the current proposal but knew of no other site on the West side where the planned family housing could be built to meet needs of homeless. Perhaps an alternative is that smaller supported housing could be built on the west side to meet homeless needs other than those of this large number of families.

As an example, the 707-709 Rethke supported housing already approved and under construction in the east side involves only 60 adult individuals in efficiency units (legistar #35639). Here are examples of specific advantages of a smaller unit alternate proposal and how it could be a better match for the 7933 Tree Lane site:

- The 707-709 Rethke building will be closer to 36,000 sq. ft, allowing for more open space if put at 7933; The current building planned for Tree Lane is about 60,000 sq. ft, or over 50% bigger
- Planned open space at Rethke is 9671 sq. ft.; that's more than the required 9600.
 - Open space on current family proposal is 4592 sq. ft., only 35% of the 14,400 sq. ft. that would be required without rezoning. The residents at Rethke will have more than double the open space than a group three times larger would have at the proposed Tree Lane housing.
- Nearby ravine and busy streets would not be the same safety hazard for individual adults as they would be for children living in family housing.
- The smaller building would blend in more readily with the neighborhood

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Using 7933 Tree Lane for a smaller, more appropriately sized building would allow the city to meet needs of homeless now while continuing to look for another Madison site where the larger family supported housing could more effectively handle that population. Also, building another smaller unit would let the city apply lessons learned from the Rethke site, gaining experience before taking on the big challenge of a larger family unit.

I support the common council changing its proposal to recommend a smaller, but still financially viable, supported housing unit at 7933 Tree Lane which would better meet the needs of its residents given the constraints of that site.

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|----------------|------------------------------|-------------------------|
| Judy Bluel | Tamarack | |
| Janet Hirsch | Tamarack | |
| Duane Hunter | Oakbridge | |
| Mary Hunter | Oakbridge | |
| Joe Krzos | Sauk Creek | |
| Mike Kern | Oakbridge | |
| Nancy Kern | Oakbridge | |
| Carolyn Pauls | Oakbridge | |
| Todd Pauls | Oakbridge | |
| John Pinto | Walnut Grove | |
| Barb Prigge | Oakbridge | |
| Brian Shore | Oakbridge Condos | |
| Georgia Taylor | Tamarack | |
| Shirley Szudy | Wexford 14 S Woodmont 53717 | <i>Shirley M. Szudy</i> |
| Douglas Szudy | Wexford 14 S. Woodmont 53715 | <i>Douglas Szudy</i> |

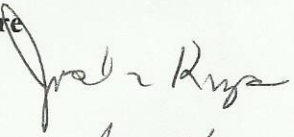
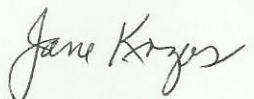
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| Joseph KRZOS | 214 SAUK CREEK DR MADISON, WI |  |
| JANE KRZOS | 214 SAUK CREEK DR MADISON, WI |  |

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| Sarah Lucas | 210 Sank Creek Dr. | Sarah M. Lucas |
| Jeff Lucas | 210 Sank Creek Dr. | Jeff Lucas |

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| Kathy Peterson | 7945 W. Oakbrook Circle Madison WI 53717 | Kathy Peterson |
| Matthew Peterson | 7945 W. Oakbrook Cir Madison WI 53717 | Matthew Peterson |
| Wayne Peterson | 7945 W. Oakbrook Cir Madison WI 53717 | Wayne Peterson |

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| GREG ZALESAK | 7702 BRULE ST. MADISON, WI | <i>Gregory Zalesak</i> |
| Emily Butler | 7702 BRULE ST Madison, WI | <i>Emily Butler</i> |
| Gregory Zalesak | 7702 Brule St Madison, WI | <i>Gregory Zalesak</i> |
| Key Zalesak | 7702 Brule St. Madison, WI | <i>Key Zalesak</i> |
| <i>Jeff Zalesak</i> | 1152 Acker Ln. Madison WI Verona, | <i>Jeff Zalesak</i> |
| Cole Kosnick | 7702 Brule St Madison, WI 53717 | <i>Cole Kosnick</i> |
| Veronica Zalesak | 7702 Brule St. Madison, WI 53717 | <i>Veronica Zalesak</i> |
| Raghunath Velpu | 7706 Brule St, Madison, WI 53717 | <i>Raghunath Velpu</i> |
| Eileen Hanneman | 7710 Brule St Madison WI 53717 | <i>Eileen Hanneman</i> |
| CLINT WALZ | 7714 BRULE ST MADISON WI 53717 | <i>Clint Walz</i> |

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| Edyle A. WALTER | 7525 RED FOX TRAIL |  |

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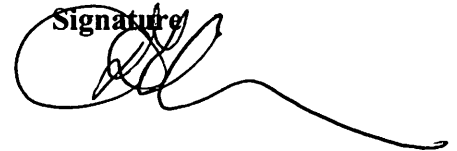
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David P. Walther 7525 Red Fox Trail



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MARTY L. KRUEGER 6 E. GENEVA CT



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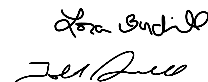
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Lora and Todd Burchill 2 Gray Fox Circle



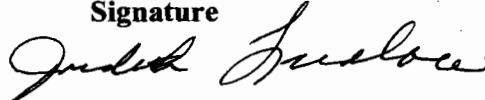


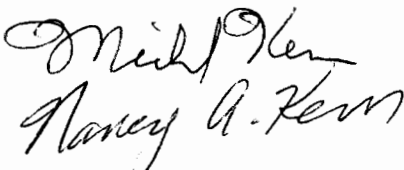
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| Carolyn Pauls | 13 Sandy Ct |  |
| Todd Pauls | 13 Sandy Ct. |  |
| Michael Kern | 6 Sandy Ct. MADISON, WI 53717 |  Nancy A. Kern |
| NANCY KERN | 6 SANDY CT. MADISON, WI 53717 | |

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Purabi Dasgupta

9 Sandy Ct.

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Ranjit Dasgupta

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R. Dasgupta

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| Barb Prigge | Oakbridge | |
| Brian Shore | Oakbridge Condos | |
| Georgia Taylor | Tamarack | |

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|----------------|--|-----------------------|
| John Zeck | Oakbridge - 7953 W. Oakbridge Cir. Madison WI 53717 | <i>John W. Zeck</i> |
| Linda Lovelace | Oakbridge 7953 W. Oakbridge Cir. Madison, WI 53717 | <i>Linda Lovelace</i> |

| | | |
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| Carol Sawyer | Oakbridge 7965 W. Oakbrook Cir. Madison, WI 53717 | <i>Carol Sawyer</i> |
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At the Dec. 7 hearing, Michael Heifetz, a member of the Plan Commission, expressed his concern that the effort was trapped in a zero sum game where if you were opposed to the current family supported housing proposal, you were seen as opposed to trying to aid homeless people. That comment led us to suggest that three options be discussed, not just the current two. These three would be:

- The current family housing proposed for 7933 Tree Lane,
- Not building any housing at 7933 Tree Lane,
- And this new option: Another supported housing proposal, reduced in size and population, that could still be financially viable but better suited to the 7933 Tree Lane site (perhaps similar in concept to the east side 707-709 Rethke Avenue supported housing unit for only 60 residents now under construction)

Concerns about current proposal

Many concerns have been expressed about the proposed supported housing for families, many of which relate to the size and scope of the project and its suitability for this site.

Some of these are:

- Density of population in the building, capacity of area schools for such growth; limited numbers of parking spaces; safety concerns about children playing in ravine, creek, mall alleyway; very limited open space, busy traffic on the way to nearby park, design that clashes with neighborhood look, lack of city experience in operating & overseeing such large scale supported housing

Using 7933 Tree Lane for a smaller, more appropriately sized building would allow the city to meet needs of homeless now while continuing to look for another Madison site where the larger family supported housing could more effectively handle that population. Also, building another smaller unit would let the city apply lessons learned from the Rethke site, gaining experience before taking on the big challenge of a larger family unit.

I support the common council changing its proposal to recommend a smaller, but still financially viable, supported housing unit at 7933 Tree Lane which would better meet the needs of its residents given the constraints of that site.

| Name | Address | Signature |
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| | | |
|-------------------|---------------------------------|------------------|
| Natalia Karasina | 2 Sawdy Ct. Madison WI 53717 | Natalia Karasina |
| Alexander Karasin | 2 Sandy Ct. Madison WI 53717 | A. Karasin |

122015

Summary of proposal for alternate supported housing for 7933 Tree Lane

After the Dec. 7 Plan Commission hearing on the current 7933 Tree Lane proposal, a number of area residents thought the city should consider another supported housing proposal more suitable for that site.

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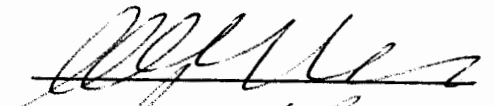
Name

Address

Signature

Iloda Mezezi

10 Sandy Ct Madison 53717



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10 SANDY CT MADISON



As an example, the 707-709 Rethke supported housing already approved and under construction in the east side involves only 60 adult individuals in efficiency units (legistar #35639). Here are examples of specific advantages of a smaller unit alternate proposal and how it could be a better match for the 7933 Tree Lane site:

- The 707-709 Rethke building will be closer to 36,000 sq. ft, allowing for more open space if put at 7933; The current building planned for Tree Lane is about 60,000 sq. ft, or over 50% bigger
- Planned open space at Rethke is 9671 sq. ft.; that's more than the required 9600.
 - Open space on current family proposal is 4592 sq. ft., only 35% of the 14,400 sq. ft. that would be required without rezoning. The residents at Rethke will have more than double the open space than a group three times larger would have at the proposed Tree Lane housing.
- Nearby ravine and busy streets would not be the same safety hazard for individual adults as they would be for children living in family housing.
- The smaller building would blend in more readily with the neighborhood

We recently asked Matt Wachter, housing specialist for the CDA, what was found in the search for properties that led to the selection of 7933 Tree Lane. He said there were at least two other sites which, while they need some work first, could later be good sites for more supported housing. Perhaps one of those would be more suitable than 7933 Tree Lane for a larger family supported housing unit.

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|--------------|-------------------------|--------------|
| Kex Petersen | 1042 Geneva Cir Madison | Kex Petersen |
| Jan Petersen | 1042 Geneva Cir Madison | Jan Petersen |

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| Name | Address | Signature |
|-------------------------|---|-----------------|
| Sandeep Nair | 11 Creekside way Madison, WI 53717 | Sandeep Nair |
| Angela Pfeister | 11 Creekside Way Madison, WI 53717 | Angela Pfeister |
| MARCOENE RAY (Westview) | 31 Creekside Way Mad. WI 53717 (Westview Meadows) | Marcoene M. Ray |
| David & Mary Edwards | 1 Creekside Way Madison WI 53717 | David Edwards |
| April & DAN ANDERSON | 43 Creekside Way 53717 | April Anderson |
| Diane Kraemer | 47 Creekside way 53717 | DIANE KRAEMER |
| Rick Ackley | 45 Creekside Way 53717 | Rick Ackley |
| Kathy Crossman | 28 Creekside Way 53717 | Kathy Crossman |

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| Name | Address | Signature |
|----------------|------------------------|----------------|
| Judy Siegert | 7518 Red Fox Tr. 53717 | Judy Siegert |
| Marvin Siegert | 7518 Red Fox Tr. 53717 | Marvin Siegert |

122015

Expanded proposal for alternate supported housing for 7933 Tree Lane

After the Dec. 7 Plan Commission hearing on the current 7933 Tree Lane proposal, a number of area residents thought the city should consider another supported housing proposal more suitable for that site.

Zero sum game

Avoid zero sum game

At the Dec. 7 hearing, Michael Heifetz, a member of the Plan Commission, expressed his concern that the effort was trapped in a zero sum game where if you were opposed to the current family supported housing proposal, you were seen as opposed to trying to aid homeless people. Saying he was risking a great deal of criticism, he referred to the standards and goals to make clear why he opposed the project. His comments led us to suggest that three options be discussed, not just the current two.

His reference to the zero sum game got me thinking there might be three options, not just the two being discussed. These would be:

- The current family housing proposed for 7933 Tree Lane,
- Not building any housing at 7933 Tree Lane,
- And this new option: Another supported housing proposal, reduced in size and population, that could still be financially viable but better suited to the 7933 Tree Lane site (perhaps similar in concept to the east side 707-709 Rethke Avenue supported housing unit for only 60 residents now under construction)

In this letter, I review concerns expressed about the current proposal and suggest instead how a smaller but financially viable building (similar in concept to the east side 707-709 Rethke supported housing unit now under construction) could be more successful at 7933 Tree Lane. And even if the specific design of the Rethke unit may not be fully appropriate at Tree Lane, it can help show the value of an appropriately smaller unit there.

Concerns about current proposal

Many concerns have been expressed about the proposed supported housing for families, many of which relate to the size and scope of the project and its suitability for this site and area. For example:

- The capacity of nearby schools to handle from 125 to 150 more children who likely need more support from school staff than the general population does
- A limited number of parking spaces which could lead to overflow and pressure added to parking on Tree Lane as well as in commercial parking for malls
- A less than user-friendly approach requiring fencing around much of the property to attempt to keep children from direct access to drainage areas, a steep grade into a ravine, etc.
- Very limited open, green spaces to provide safe recreational space for residents and their children (only 35% of what would be required for any traditional housing not seeking a zoning exemption—5500 sq ft not the required 14,400 sq.

ft). This number of families and children need more than a tot lot and one area for families. They would benefit from having more than the required open space, not considerably less.

- The likelihood that with no other nearby options, children will play in the unsafe ravine and the creek on one side or the commercial mall parking space/alley way (with large garbage containers) on the other side.
- Children seeking a better space to play would have to walk (perhaps alone) to nearby Haen Park and, in the process, cross the very busy High Point road; this may call for adding a traffic light, something not often done. Also, the capacity of Haen Park to handle that many more people is a question.
- Instead of adequate green space, the amenities provided are mostly indoor ones such as a multi-purpose room and a library
- No direct pedestrian route to High Point Road for easier access to buses there; also a lack of nearby buses during off-peak hours requiring one to walk down a busy road, Mineral Point, to find other public transit options
- A building design that clashes with nearby residences, being more commercial in size and nature
- Concerns about area wetlands, a natural pond and possible erosion around the housing
- The building is too high in density, has too big a footprint, and has been referred to as being 'shoe-horned' into too small a space. That results in inadequate open space and the building being four stories high when nothing else in the area reaches that height
- This housing proposal is not similar to the design of the nearby Wexford Ridge apartments to which it is sometimes compared. That other housing does provide open space and blend more appropriately with the surrounding area
- Rezoning that is inconsistent with the city and area comprehensive plan
- The city lacks experience successfully creating and overseeing such large scale supported housing
- Eliminating a transitional space between commercial and residential areas

Concerns acknowledged by commission members and city staff at Dec. 7 meeting:

While the current proposal was passed by the Plan Commission and goes before the entire Common Council on Jan. 5, 2016, that support came with a number of concerns expressed even by those voting for the proposal as well as city staff recommending it.

Examples are:

From city staff recommending the proposal:

- This only provides one-third of the open space that would be expected if traditional zoning for this site was applied
- The natural, green area to the north of the housing is not safe to play in and has a steep grade, but there are fences and no doors on that side of the building. We won't say kids won't play there, but we're not promoting that they play there.

From alders supporting the proposal:

- Cantrell:
 - It's not a perfect site; there are parking issues

- Zeller:
 - It's not a perfect site but we need affordable housing
 - My biggest concern is usable open space; that's a big downside.
 - If getting to the nearby park is not safe enough, maybe we look at a traffic light given the significant needs for this kind of housing

- Polewski:
 - I appreciate Zeller's concerns about open green space
 - Regarding the safety of the ravine...as a child I got joy from playing where I probably shouldn't have...If they play in there, they probably won't be hurt and if they are, it won't hurt them much
 - I can't imagine what else we could do here on what is otherwise a wasteland

- King:
 - It's not a perfect site; there are real concerns with this project in this site in that neighborhood
 - We are inexperienced in this city creating affordable housing and we'll have to see how it works out
 - There's a big asterisk, a lot of concerns; it's not perfect and we'll have to live with it and see how it turns out

Alternate proposal similar to 707-709 Rethke on the east side and how it broadly addresses concerns about current proposal

Alders on the Plan Commission said they appreciated concerns about the current proposal but knew of no other site on the West side where the planned family housing could be built to meet needs of homeless. Perhaps an alternative is that smaller supported housing could be built on the west side to meet homeless needs other than those of this large number of families.

As an example, the 707-709 Rethke supported housing already approved and under construction in the east side involves only 60 individuals in efficiency units (legistar #35639). This results in:

- A financially viable but smaller building
- Lower overall density at the site
- A smaller footprint for the building
- More open space for residents to enjoy
- No extra demands on area schools

Difficulties in placing this number of families at 7933 Tree Lane include:

- Family housing here wouldn't be financially viable with fewer than four stories
- Larger population (180 vs. 60 at Rethke Ave.) means squeezing building and residents into limited available space at Tree Lane

- Greater need for open spaces and play areas but far less planned for
- Safety concerns related to children playing in ravine, commercial mall area, walking unsupervised to Haen Park across busy High Point road.
- Pressures added to area schools with increased numbers of children who likely need more support than the general population

Looking for another Madison site where the larger family supported housing could go would allow another more appropriately sized supported housing to be built at 7933 Tree Lane

Examples of specific advantages of smaller alternate proposal

Here are some specific ways a smaller unit might better fit 7933 Tree Lane:

- The 707-709 Rethke building will be closer to 36,000 sq. ft, allowing for more open space if a similar size structure is put at 7933; The current building planned for Tree Lane is about 60,000 sq. ft, or over 50% bigger
- Planned open space at Rethke is 9671 sq. ft.; that's more than the required 9600.
 - (Open space on current Tree Lane family proposal is 4592 sq. ft., only 35% of what of the 14,400 sq. ft. that would be required without rezoning—and that limited amount is to be shared among 180 residents, not the 60 people at 707-709 Rethke. The residents at Rethke will have more than double the open space that a group three times larger would have at the proposed Tree Lane housing.)
- Nearby ravine and busy streets would not be the same safety hazard for individual adults as they would be for children.
- The smaller building could more easily blend with the neighborhood

The 707-709 Rethke city staff report also seemed more proactive in thinking about needs of that population and how they could be met. Here are examples that go well beyond the more limited planning for family needs in the current Tree Lane proposal:

- A fitness room is provided on the first floor of the building
- 446 square foot commercial “teaching kitchen” will be used for programming for residents
- Much of the site is proposed for agricultural use by residents, with various edible landscaping areas at-grade, a chicken coop in the northeast corner of the property, three beehives in the southeast corner, and structured garden beds on the first floor rooftop of the building
- Finally, staff is aware that the applicant is exploring possible shared parking arrangement with the Aloha Inn across the street to the west, in order to have a few dedicated off-site stalls for employees, should on-site stalls need to be made available for use by residents.
- The applicant is considering the purchase of bicycles to be shared between residents
- With indoor amenities, active usable open spaces, on-site staffing, and supportive services including occasional transportation services, staff is confident that residents of the building will have ample opportunities to meet their needs

- With regard to agricultural uses on the site, the placement and screening of the beehives and chicken coop are acceptable. While relatively small, the vegetable gardens on the first floor roof in Phase One of the landscape plan, and at-grade behind the building in Phase Two will provide important opportunities for residents to grow food, while not impacting surrounding properties with noise related to agricultural equipment,
- The placement of the building maximizes solar access for gardens, fruit trees, and other edible plantings dominating the site.

This Rethke housing plan was proposed by Heartland and they could use that same expertise to plan a smaller unit for Tree Lane which would provide as well as the examples above do for the day to day life of the residents.

We recently asked Matt Wachter, housing specialist for the CDA, what was found in the search for properties that led to the selection of 7933 Tree Lane. He said there were at least two other sites which, while they need some work first, could later be good sites for more supported housing. Perhaps one of those would be more suitable than 7933 Tree Lane for a larger family supported housing unit.

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Please propose a more appropriately sized supported housing proposal for 7933 Tree Lane rather than the larger family unit now being proposed.

I support the common council changing its proposal to recommend a smaller, but still financially viable, supported housing unit at 7933 Tree Lane which would better meet the needs of its residents given the constraints of that site.

Name

Address

Signature