

City Council.

There are many problems with putting the proposed homeless building at 7933 Tree Lane. Please vote against it and find a better location. Here is a list of some of the problems followed by more detailed descriptions below:

- 1) Building size and appearance. It's too big and won't fit in well with the neighborhood.
- 2) Public transportation. Not enough metro bus service.
- 3) Walkability. It's a car-centric area, not a bike or pedestrian friendly area.
- 4) Outdoor space is inadequate. Green space is only 38% of what would be required for housing this size not seeking a zoning exemption.
- 5) Environmental impact. Building could harm wetland greenway.
- 6) Public notice. Heartland did not notify nearby neighborhood associations and business associations like they were required to.
- 7) Parking is inadequate
- 8) Schools in area are already crowded
- 9) Building developer choice
- 10) Crime and safety concerns

Building size and appearance

The building would be four stories high which is higher than any building in the area. It would worsen the view of the horizon in the area and set a bad precedent for future buildings. The building would stick out like a sore thumb here.

The building style would be industrial warehouse with no balconies. This would not look nice or fit in with nearby residences. Below is a news article where Ald. Rummel talks about a proposed new building in her district. She says it's important that development maintain the rhythm and scale that make the area a desirable place to be. The Tree Lane building would not maintain the rhythm and scale that make the area a desirable place to be.

http://host.madison.com/wsj/news/local/govt-and-politics/developer-proposes-project-for-olds-seed-building-on-near-east/article_384a12c8-5b09-5254-af01-9eb28adb93e9.html

"As the street evolves with new investment, it's important that development maintain the rhythm and scale that make the area a desirable place to be, Rummel said. "Can we make sure what's new is compatible with what's there today?" she asked".

Bad surroundings for residents

Putting a multi-family residence in the back of a strip mall doesn't seem safe. Kids playing outside will be walking around among car and truck delivery traffic going to stores which is dangerous.

Public transportation

There is limited metro bus service. The 15 bus going East bound runs every 30 minutes during weekday rush hour but only until 10 am in the morning from the Haen park stop. After that it only runs hourly until 3pm and after 12pm it doesn't go East bound from the Haen park stop at all. If a Tree Lane resident has a job or errand that starts after 12pm, this bus won't help them.

The 67 bus runs weekdays and weekends. However, it only goes one direction. A resident who takes the 67 to West Town mall area for shopping or work would need to make a circular round trip and go to the West Transfer point before returning to Tree Lane. That would take 25 to 40 minutes on weekdays depending on time of day. That's not too bad but it is worse on weekends where it would take almost an hour for the trip, and if they miss their bus they would wait another hour for the next one.

Walkability

City planners said they use walkscore.com to help determine walkability of a site. The site (<https://www.walkscore.com/score/7933-tree-ln-madison-wi-53717>) says the walk score is only 60 for the location. Here is the text:

"7933 Tree Lane has a Walk Score of 60 out of 100. This location is Somewhat Walkable so some errands can be accomplished on foot."

I have never heard of the walkscore site but to me it looks like it bases the score on the number of places (stores, parks, offices, etc) in a nearby geographic radius of the area. I agree there are a lot of places within the nearby area, but how easy is it to walk to them? That is important and I don't think the area is pedestrian friendly, unfortunately.

To walk to West Town mall they would have to cross Mineral Pt rd and walk several blocks alongside Mineral Pt with busy entrances to business and store driveways. Mineral Pt has a lot of high speed traffic which makes crossing and walking dangerous. A couple years ago one of my neighbors was killed by a vehicle while trying to walk across Mineral Pt at High Pt rd. It's a high crash area.

Walking to Prairie Town is pretty bad, also. Walking either of these places carrying groceries or other shopping items would be harder. Also, in Winter these sidewalks are not plowed well so are often icy or snow covered. Because it is so dangerous, it's unusual to see pedestrians walking on those sidewalks, and very rare to see anyone carrying groceries or other items. I have lived in the area many years and the traffic here seems to get worse every year, unfortunately.

Lastly, the NW corner of Mineral Pt and High Pt roads is a private home with no sidewalk. Instead there is a large ditch with many trees, making it very hard to walk in their yard. Thus, pedestrians usually have to walk in the right most lane of Mineral Pt rd which is dangerous, especially at night. That is where they would be walking to and from the 67 bus stop.

Outdoor space and parks

The only greenspace on the lot for kids to play in would be two small fenced in areas with a total of 5,500 sq ft. This is only 38% of what would be required for housing this size not seeking a zoning exemption (14,400 sq ft).

The building would be next to a wooded greenway with a drainage ditch and creek. Kids like to explore wooded areas so would surely play in there at times. This could be dangerous for small kids who could get lost or injured in there.

Haen park is only a couple blocks away. Two other parks are within one mile. Sauk Creek would be about another six blocks past Haen park and Walnut Grove another ten blocks or so. Those would be quite long walks back and forth especially for young kids or disabled residents, so I doubt those parks would get much use from Tree Lane residents. Also, the playgrounds in all those parks are full on most good weather weeknights and weekends, so it would be hard to accommodate up to 150 more children from Tree Lane.

Environmental impact

The building would be next to a wooded natural area (greenway). Matt Wachter said trees in the greenway will not be removed for this. Why do six trees have ribbons tied around them? Why has the city started clearing some of the land where the building would go? The project has not been approved yet.

The ground where the building would go is currently a grass area with many small trees and bushes. This area is useful as rain water run off to absorb rain water and replenish the eco system. Building on this land would hurt the environment and be a loss for those of us who enjoy looking at the natural are on walks. We need to protect our few remaining wet lands like this and not keep building near them and destroying them.

Also, the wooded area may offer homeless residents or their visitors a secluded place for crimes like drug dealing or sexual assaults. For example, on the UW campus the

pedestrian path between the Liz Waters and Lake Shore dorms used to be wooded. Several years ago some college women were assaulted while walking there, so UW cut down the trees there. This made it safer but was bad for the environment and nature lovers. I'm worried something like that could happen in the Tree Lane greenway. Some crimes would be committed in there so then the city would come with bull dozers and chain saws to cut down the woods.

Soil condition

Here is a question from a neighbor of mine: "Was there a soil test for contaminants? The strip mall and lot was a Township maintenance garage up to and before 1985. Gas, oil and road material and salt was stored there. Petroleum products were often dumped on the ground."

Public Notice

Here is the Heartland Land Use Application:

https://www.cityofmadison.com/dpced/planning/documents/7933tl_app.pdf

Question six says:

"The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to filing this request. List the alderperson, neighborhood association(s) and business association(s) and the dates you sent the notices."

Notice to District Alder made on 9/1/2015.

Heartland did not notify nearby neighborhood associations and business associations as far as I know. Nothing is listed except the Alder.

Parking

On Dec 4, Heartland filed a request to reduce the number of parking spots for the homeless building residents from 45 to 27 spaces. Instead, they want to use 30 spaces of street parking on Tree Lane and High Pt rd for the homeless residents, staff, and visitors. There are many problems with this.

These spaces are directly in front of the Oakbridge condo buildings. The spaces are used by Oakbridge residents, visitors, repair men, and in Summer pool visitors. It's not fair to Oakbridge residents to have to give up or compete with others for these spaces.

Also, having more cars parked on those streets would make it harder for drivers exiting Oakbridge Way, and the condo driveways, to see oncoming traffic. It would make it more dangerous. It's hard enough already to see traffic trying to turn on to High Pt rd or Tree Lane from those places, so don't make it harder.

In addition, Oakbridge residents put out their trash cans on these streets. Having more cars there will make trash pick-up harder for the City garbage trucks. There won't be room for the trucks to stop near the trash cans.

These locations are up to 3 blocks away from 7933 Tree Lane. That would be a fairly long walk for small kids or disabled residents going to and from the homeless building, especially in Winter because the sidewalks there can be snow covered or icy.

Lastly, of the 30 spaces, two are in front of a fire hydrant so shouldn't be used for parking. That leaves 28 spaces. The City has Alternate side parking in effect from Nov 15 – Mar 15 so five months of the year there would only be 14 spaces overnight on one side of the street. That isn't nearly enough for both Oakbridge condo and homeless residents.

Schools

What schools would the Tree Lane kids attend? Jefferson, Muir and Memorial h.s.? Are these schools able to accept up to 150 more kids total? From what I have heard these schools are already at cap[city.], How would the kids get to school and back? It's a long walk from Tree Lane and back especially in Winter.

Building Developer

The Heartland developer is from Chicago. Aren't there developers in Dane County or elsewhere in Wisconsin that could develop a building like this? Why isn't the City trying to help the local economy?

Crime and Safety

There already is a lot of concern about crime in this neighborhood. There have been many reports of cars broken into. This Summer one of my neighbor's had their car stolen. I have heard neighbors say that the park pavilions in Haen park and Walnut Grove park are used for drug dealing. In November while out on a walk one night, I saw what looked like a possible drug deal taking place in Walnut grove pavilion. Many of my neighbors say they don't go out for walks at night in the neighborhood due to the crime.

Will adding a homeless building to the area only add to the crime concerns? I don't want to stereotype homeless and I'm not an expert, but from what I've read they have a high crime rate, as this article says "homeless as a whole engage in relatively high levels of illegal activity". <http://eric.ed.gov/?id=ED269713>

Neighborhood Opposition

All of the letters from district 9 residents that were posted on legistar for the Nov 19 Urban Design commission meeting and Dec 7 Plan Commission meeting were opposed to the Tree Lane building. At the Dec 7 meeting, all of the speakers from district 9 were

opposed to it except for Ald Skidmore and another resident. This indicates most residents are against it. Why then is Ald Skidmore supporting it? Isn't he supposed to do what the majority in the district want?

Summary

I understand there are many factors to consider and the selection process is complicated. But I still find it hard to believe a better location can't be found on the Near West Side or Downtown. A four story building would better fit in those places and they would have more to offer. I think part of the problem is too many luxury apartments and condos are being built in those places. Those residents and their alders need to find room for homeless buildings. For example, how about in the Judge Doyle Square where the city is having trouble finding other occupants?

Sincerely,

Brian Shore

From: DUANE A HUNTER
Sent: Monday, December 28, 2015 6:55 PM
Subject: Jan.5, 2016 public comment on 7933 Tree Lane homeless proposal

City Council,

The proposal for 7933 Tree Lane has many significant problems with the planned site. I will enumerate many but there certainly are more.

1. The building is way to big for the acre + lot. Four stories does not fit the neighborhood foot print or the neighborhood architectural scheme. Completely out of proportion to the surrounding development.
2. It is built to accommodate 150 children in a green space for play that is one third what is normally required for such a structure. The green space for 150 children is no larger than my backyard in the Oakbrook neighborhood.
3. Both John Muir elementary and Jefferson Middle School, when asked, say they are over capacity now. The developer reported at neighborhood meetings there was plenty of space in "Madison" schools.

4. Lack of green space was reported at these meeting to be met by area public parks. none of the parks within a mile have public restroom facilities and can only be reached by walking heavily trafficked streets. Supervision should be required for any trek to, and in a public park.

5. The building fronts on the main service road for delivery trucks and an office building. No safe space for children to ride pedal vehicles or bikes. At one neighborhood meeting the developers answer was "they can ride in the hallways". That was my first clue this was not well thought out.

6. The building is built on the edge of a creek bed that at various times flows with significant water. There is no meaningful plan to protect young or older children from water accidents that occur when playing unsupervised.

7. There are only 27 parking spots for 45 apartments. Both Tree Lane and High Point Road have limited no parking on them. High Point is a major thoroughfare and Tree Lane has no parking on the larger portion.

8. We were told the occupants could walk for groceries, clothing, household necessities, unfortunately this is not a walkable site. Mineral Point Road is as busy as the belt line, and has an area you walk in the road because of no sidewalk. Developer said they can have groceries delivered, yes at a fee and credit card or debit card in advance.

9. Public transportation is spotty at best. The families that live there will not all be working 8-4, they will be on shifts in retail, service or industrial jobs. Where does the child care come from for these 150 children?

I'll stop listing, but we understand that there were larger more centrally located sites on the list that should be given priority for a structure of this size and need for proper child safety and well being. This is a commercial site not intended for residential development.

Sincerely,

Duane Hunter
W Oakbrook Cr.
Madison wi 53717

From: Laura O'Donnell
Sent: Monday, December 28, 2015 9:00 PM
Subject: Proposed Homeless Housing at 7933 Tree Lane

Hello,

I am writing in regards to the proposed homeless housing development project at 7933 Tree Lane on Madison's far west side. I live in the Oakbridge Condos on High Point Road and have many concerns over this project. To start with, I don't think the developers have been totally forthcoming with the residents here. For instance, we were told at multiple neighborhood meetings that no trees would be cut down. At the last meeting, they mentioned several would be removed. The area to be built on is very, very small. The developers said it would necessitate the building be four stories tall. Nothing, no buildings in this area are that tall. The design of the building is very unattractive, (it doesn't resemble any other buildings here) and, being four stories, I think will stick out like a sore thumb. I have to ask, why do these units need individual washers and dryers in each? Perhaps a story could be taken down if a shared laundry facility was in the lower level of the building. I am concerned about density in this location too. This seems like a very small area to concentrate a lot of residents. I have concerns about the safety of children. We have a fenced-in pool in our association and I wonder if they will climb the fence to get into that area. It is also pretty upsetting to know that the developer sent a letter to the City of Madison Planning & Economic Development Department (dated December 4th) requesting a reduction in parking requirement from 1 space per parking unit to 27 (of which 4 are to be for handicapped use). They want to utilize street parking on High Point Road and Tree Lane. We were not told this at any of the meetings. I feel this is really unfair to the condo residents. I also understand that criminal background checks would only be done on the person whose name appears on a lease; not additional persons living with them. Another concern is with the developer (Heartland) only having interest in managing it for a few years and then selling it. Who would it be sold to? And finally, I am worried that my property values are going to be greatly diminished by this project.

I wonder why this very tiny parcel of land was selected for this development. Doesn't the city have any areas that would better serve this concept and its residents? What about the (D.O.T.) property in the Hill Farms area? That appears to be sizeable and is more adequately served by the Madison Metro system.

I strongly urge the City Council to vote against this proposal.

Thank you,

Laura O'Donnell

City of Madison,

We oppose a homeless building at 7933 Tree Lane. The building is not a good fit for the location. It would have too many problems such as:

- *not enough green space
- *not enough parking
- *not enough metro bus service
- *be too close to the green way
- *the site is already designated by the DNR as wetlands
- *have tight quarters
- *be too tall for the neighborhood
- *would not be compatible with the rhythm and scale that make the area a desirable place to be.

District 9 residents:

Margene Ray

Brian Shore

Duane Hunter

Karen Sipovic

Lindsey Green

Richard Ackley

Kathleen Crossman

Ruth Raftery

Dan Pietrzyk

Roberta Bialzik

Mary Edwards

From: Judith Susmilch
Sent: Tuesday, December 29, 2015 9:01 AM
Subject: 7 Observations for 7933 Tree Lane for Common Council

I am the owner of Salons, Etc. located at 7940 Tree Lane, Madison, WI. I have owned the Salon for 18+ years. Below are some brief comments I would like you to consider before you vote on the zoning and change of use of this land. Heartland and CDA has made this a "zero-sum" development for the neighborhood.

1. **5 of the 10 members** of the Planning Commission said the 7933 site was **"far from perfect", but 4 of those 5 voted in favor** of spending \$12 million or \$260,000 per apartment to proceed with the development.
2. **One Alderman** said **"There are a lot of concerns . . . we'll have to live with it and see how it turns out."** What he was really saying was **"there are concerns, and the businesses and homeowners will just have to live with it and hope for the best."**
3. The planning commission does not walk sites that come before them. Because of the unique nature of this site, a walking tour would have been beneficial to the Commission. **Photos and drawings furnished to planning, urban design, and the common council do not show the dangers, the true usable area, or the scale of the building in an accurate fashion. A "3D streetscape" would have been very useful** in assessing the fit of this building in the neighborhood. Much of the area shown on the site plan is "wetlands" and won't be usable and will be considered "off limits" to residents. How do you assure that?
4. Other developers appear to meet with neighbors in advance of completing designs. **Heartland and the City of Madison had drawings 80% done prior to second neighborhood meeting, but only showed 2 pages on a projector screen for a couple of minutes.** The whole focus of the meetings was to sell the concept, not the fit of the development. Neighbors (whether for or opposed) really didn't have a good idea of what was being planned.
5. The **lack of open space** at the site is beyond words. **There is less than 30 s.f. of green space per person based upon a conservative resident count of 185.** This is far from adequate for family housing. This is **38% of what a normal developer would be required to provide.** **This is "45 units per acre". The Wexford Ridge property on Tree Lane is "13 units per acre". When Monona Shores was redeveloped by CDA, it was determined that "lowering" density was necessary to achieve success.**
6. Does the **City Risk Manager** review plans on City developments? The dangers to children are numerous. Flood waters, creek bed, rocks, detention pond, service vehicles as other properties, busy streets, 8 feet high gabion walls, etc. Why are fences needed on two sides of the property?
7. The lack of adequate parking for residents, staff, support services, etc. has been defended by the presence of "street" parking within 2 - 3 blocks. **What developer is allowed to use street parking to make-up for lack of site parking on a proposed project?** Isn't that street parking there to serve all the properties in the area? How would visitors to the property know to park on the street? Wouldn't it be easier to park in the commercial property parking lots clearly visible from the site?

City staff likes to refer to the "rhythm" of a development. This project (as designed) does not have rhythm. I would encourage you to take a close look at this proposal. **We can do better than this in providing homeless apartment homes for our citizens.** A \$12 million project is an expensive learning experience.

Respectfully submitted,

Judy Susmilch, Owner Salon Etc.

From: Bruce Flinn
Sent: Tuesday, December 29, 2015 12:53 PM
Subject: City Council Meeting comments

Hi,

I am trying to submit my comments and concerns to the city council for their January 5th meeting about the 7933 Tree lane project. I

1) The designs of the apartments seem to be very cramped for units that are expected to all have children in them. the living room/kitchen area is fairly small and no dining area which can be very helpful in promoting a successful family environment. If families would grow or as children grow, I believe the units would become crowded and not be very inviting and conducive to a healthy home environment.

2) I am very concerned with the limited green space and play areas on the property. With the anticipated 150 children on the premise there is very little area to play. There is maybe enough to throw a ball around but to have any large community gathering would be limited by this. Additionally, I didn't see any plans for play equipment or the such on the premises. I feel like that type of equipment is beneficial and would help keep the children occupied and promote a successful environment which is the goal.

I have heard information about the amount of green space that apartments like this should have and I believe it is significantly more than what there will be. I think the amount of green space could be half the lot and that may not be adequate, but I could not find any article or study to include so I apologize. There is a park 1/4 mile away, but that becomes an event for an adult with a younger child where it would be easier to just go outside the building if adequate space was available.

3) We were initially told that the property would be staffed 24/7, but that has been altered which is concerning as this did help alleviate some fears that the neighborhood had to help promote a secure environment.

4) I am concerned about the number of parking spaces. Removing the handicap spaces, there are approximately 1 stall for every 2 units. While that may be sufficient in the beginning as the tenants will be lower income or homeless, as the tenants improve, owning a vehicle will become much more likely. The information from one of the documents says that the Heartland associate should have a plan for additional parking, but I haven't seen any discussion of this and there is limited possibilities. Street parking nearby is pretty limited and from limited discussions with owners of the strip malls, they are concerned that tenants would start using their parking which would be unacceptable for them. There is virtually no additional space nearby to accommodate more parking as the space they have is I believe already negotiated with the commercial office building next door. This can create additional safety risks if parking becomes a problem

5) They have taken some safety steps to help limit access to the drainage ditch, but I feel like they are very limited in the scope of this as it is only close in proximity to the building. With this number of kids, someone will get there and there have been accidents in that area.

6) I am from the Oakbridge Condominiums and we do have concerns about the size of the building. This neighborhood does not have a building that is nearly as tall as this building is proposed to be. From reading as much as I could, the property should take into consideration the neighborhood it is going to join and this seems to be dismissed from all involved so far. They have said that they could have built a 5 story building instead, but that still doesn't address our concern that the neighborhood is absent of tall buildings which helps promote the residential feel that it currently has. Other neighborhoods are better suited and more accepting of taller larger buildings.

7) I personally do not like the amount of trees and foliage will be removed from the property. I think the proposal says they will try and minimize this and only list 19 trees that will be expected to be removed, but I dispute that claim after looking at the property. I also think they don't take into account the undergrowth and everything else that is on the property. The property has very little open green space so what they claims seems to be a significant stretch. We continually lose nature in the city as we did last year just across the street and want to maintain as much as possible. I hope you all have had the chance to personally visit the sight and see how much will likely need to be removed for this project and not rely on the proposal for their numbers.

8) I do hope safety measures will be put in place as High Point and Mineral Point are very busy streets and this would be a significant influx of children which increases the potential for accidents to happen.

I do hope to attend, but I will thank the members of the Urban Design Commission for reading this and considering my thoughts. If this building does get approved, I would like it to be successful.

Feel free to contact me via email or phone with questions as I am a member of the Oakbridge Condominiums immediately to the North so have a vested interest.

Thank you!

Bruce Flinn

7933 Tree Lane Apartment Building

December 2015

We oppose apartment building as proposed at 7933 Tree Lane. The building is not a good fit for the location.

The following are some of the concerns. These include:

- Limited amount of green space and outdoor play areas.
- Lack of sufficient parking
- Limited metro bus service
- Close proximity to the greenway and the storm water ravine
- Very small site and large population of residents in tight quarters
- Four stories is too tall for the neighborhood
- Lack of transitional space between commercial and residential areas
- The 45 unit building is out of scale with the surrounding residential buildings

As residents of District 9, we feel that the building would not be compatible with the rhythm and scale that make the area a desirable place to live.

<u>Name</u>	<u>Address</u>	<u>Signature</u>
1 Elizabeth Brunner	22 Oak Creek Trl	Elizabeth Brunner
2 CECILIA D. ACKERMAN	17 Walnut Tr	C. Ackerman
3 Patricia King	104 Pine Ridge Tr	Patricia King
4 Bob King	104 Pine Ridge Tr.	Bob King
5 Elizabeth Starkham	9 Winstarbury Tr	E. Starkham
6 David B	30 Pin Oak Tr	ROBERT BUSTLEY
7 Gerry Clancy	2 Oak Creek Tr.	Gerry Clancy
8 Patricia Konrad	7 Red Maple Tr.	Patricia Konrad
9 GORDON RENSCHLER	7410 CEDAR CREEK TR.	Gordon Renschler
10 Janet Renschler	7410 Cedar Creek Tr	Janet Renschler
11 Colleen Klimpel	53 Oak Creek Tr	Colleen Klimpel
12 Don Klimpel	53 Oak Creek Tr	Don Klimpel
13 Toni Brown	11 Oak Creek Trail	Toni Brown
14 Gregory Griepiev	11 Oak Creek Trail	Gregory Griepiev
15 Judy Blue	26 Oak Creek Trl	Judy Blue
16 Suzanne & Paul	7335 Tree Lane	SUZANNE BURPEE
17 Donna Pauls	7315 Cedar Creek Tr	Donna Pauls
18 Gloria Kelly	14 Oak Creek Trl	Gloria Kelly
19 Demetris Skias	14 Oak Creek Trl	Demetris Skias
20 Howard I. Oertel	1 Round Hill Circle, madison, WI 53717	
21 Kenton Potts	7005 Farmington Way	Kenton Potts
22 Marie Potts	7005 Farmington Way	Marie Potts

7933 TREE LANE

DEC 29, 2015

	PLEASE PRINT NAME	ADDRESS	SIGNATURE
1.	GEORGIA TAYLOR	7347 TREE LN 53717	<i>Georgia Taylor</i>
2.	MAYOZEL RAMIREZ	7363 TREE LN 53717	<i>Mayoziel Ramirez</i>
3.	Heather Cushing	7357 Tree Ln Mdn WI 53717	<i>Heather Cushing</i>
4.	Michael Cushing	7357 Tree Ln Mdn 53717	<i>Michael Cushing</i>
5.	Scott Nicholson	7321 Tree Lane	<i>Scott Nicholson</i>
6.	Larry Wolfinger	7333 Tree Ln	<i>Larry Wolfinger</i>
7.	SUZANNE FUECRER	7383 TREE LN	<i>Suzanne Fuecrer</i>
8.	LINDA HOLMES	7345 TREE LN	<i>Linda Holmes</i>
9.	HENRY WERTHEIMER	7371 TREE LN	<i>Henry Wertheimer</i>
10.	Sammy Boyarski	7403 Tree Lane	<i>Sammy Boyarski</i>
11.	Natalie Nix	7419 Tree Lane	<i>Natalie Nix</i>
12.	Denise K Moore	7417 Tree Lane	<i>Denise K Moore</i>
13.	Patricia Knauch	7415 Tree Lane	<i>Pat Knauch</i>
14.	Merle Cohen	7405 Tree Lane	<i>Merle Cohen</i>
15.	FUGAZY REYNOLDS	7401 TREE LANE	<i>Fugazy Reynolds</i>
16.	MARY OTTE	7361 TREE LANE	<i>Mary Otte</i>
17.			
18.			
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22.			
23.			
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25.			

Date: December 28, 2015
To: City of Madison Common Council
Cc: City of Madison Plan Commission

From: JF Hirsch
[REDACTED] Cedar Creek Trail
Madison, WI 53717

Re: 7933 Tree Lane Proposal

I request that you **reject** the rezoning request at 7933 Tree Lane.

What started out as a grand idea has deteriorated to unacceptable. As the details of the project have unfolded, the realities of the site have imposed a series of concessions with less than satisfactory solutions.

Many elements of the October plans conflict with the Madison General Ordinances 28.098(2) Standards for Approval of Zoning Map Amendment and 28.183(6) Approval Standards.

- The form of this building is not consistent with Madison General Ordinance 28.172(7)(c).

Chapter 28 Zoning Code Ordinance, 28.172 RESIDENTIAL BUILDING FORMS (7) Large Multi-Family Building (c) Massing and Articulation. Massing, proportions and articulation of Large Multi-Family Buildings shall respond to existing residential building in their vicinity. Maximum building length parallel to the primary abutting street shall not exceed one hundred sixty (160) feet without a significant articulation of the façade. Facades facing a public street shall be vertically articulated at a minimum interval of forty (40) feet.

The Oakbridge Condominiums next door are three- and four-unit buildings no higher than two stories surrounded by generous greenspace. There are no four-story buildings in the vicinity. The facility used by Madison College at the corner of Mineral Point and Gammon is the only structure of this height in the area.

The proposed entrance facade is 203' without any articulation. This is a sharp contrast to the Oakbridge homes where the entry placement, windows, porches and architectural details delineate the individual units in compliance with zoning ordinances.

- The site is missing 9,295 square feet of usable open space. The 150 children are being offered barely a third of the city requirement for outdoor space. There are no balconies or roof decks that would mitigate this deficiency.

Required usable open space	14,400 square feet
Proposed	5,105 square feet.

❑ The number of off-street automobile parking spaces is deficient. Per Madison General Ordinance 28.141(4) Off-Street Parking Requirements, the minimum number of automobile parking spaces is one per dwelling unit. The plans show 29 parking spaces for 45 units. This is contrary to the intent of the parking standards.

MGO 28.141(1)

(d) Minimize the adverse effects of off-street parking and loading on adjacent properties.

(e) Minimize spillover on-street parking in neighborhoods.

With no on-street parking allowed in front of the building, the overflow automobiles will migrate to the neighboring lots or onto the 7800 block of Tree Lane where the availability is reduced by the residential driveways and the heavily used bike lane.

These zoning requirements should not be negotiated away. They represent the concerns and shared values of the neighbors and the City of Madison.