

To: Northshore Estates Management

From: Dr. Lenore Daniels (#310, 2801 Dryden Drive)

Date: August 16, 2012

Re: Update

This is an update on the tenant disturbance since my last letter, date January 14, 2012.

The current Northshore management team has responded to tenant complaints regarding noise and harassment. We have new tenants in the building. We seem to have a quiet and cordial atmosphere.

It seems the management team is moving in the right direction.

There are some concerns, however, regarding the landlord's intentions to alter the existing conditional use on the property at 2801 Dryden Drive by converting 20 units "in an existing 40-unit senior apartment building to non-age restricted units," according to the notice tenants received from the City of Madison Plan Commission on August 12, 2012.

I understand the need to generate income so that repairs and upgrades to the building can move forward. But given the disturbance problems we had in the recent past with a few younger and older tenants in recent months, I can understand why some tenants are apprehensive about lowering the age requirement.

It is a question of behavior more than age. I was offered "herbs" and asked not to inform the police when I refused to accept the contents of this package. It was one thing for the older woman with MS across from me to raise the volume on her television. She does not have a hearing aide and it is a television without a bass button or amplifier. Just last week, I asked the new tenant next door to me and the new tenant currently living next to the woman if they hear the television in their apartments. Both said no. I do not hear it in my apartment, only if I open my door will I hear it in the hallway. On the other hand, the previous tenant who lived next to this woman blasted his stereo and I could clearly hear the music in my apartment.

I remember one of the younger tenants stating that the building would work for her if the residents were younger. Many of us came to live here because it is a senior building. I am not the only one who experienced a lack of respect from the younger tenants—because we were older people. I need not lecture you about our society's dehumanization of certain populations. Of course this cuts both ways. I am not opposed to younger adults. I have taught college for over 25 years. It is about behavior and maturity. This is not a dorm for "hanging out" all night in various apartments, getting drunk, and bragging about it the next day.

There is also a concern for safety.

Again, I think most tenants are grateful for the work of Alex and Amy at Northshore Management. We hope that the living experience here at 2801 Dryden Drive continues to improve so that everyone is able to enjoy their homes.

Thank you.

Firchow, Kevin

Subject: 2801 Dryden Drive

-----Original Message-----

From: McLay, Cam
Sent: Thursday, August 16, 2012 3:41 PM
To: Firchow, Kevin; Alex Einsman; Strasburg, Carl
Cc: Adler, Katie; Rhodes-Conway, Satya; Adler, Katie
Subject: RE: 2801 Dryden Drive

Kevin - I met with Alex and Todd regarding this proposal. The police issues at this building were almost entirely driven by one problem tenant, and they are responding appropriately to abate these issues.

Having reviewed their intended operational plans in great detail, I am very comfortable supporting their proposal. I have found them to be responsive on issues at this and their other properties, and am confident they will work well with us should unanticipated consequences of the new model emerge in the future.

Their existing screening practices certainly exceed industry standards, and so I do not see the need for specific screening requirements, but would not oppose any type of standardized screening requirements be included.

Please do not hesitate to call if you have questions....

Cameron S. McLay,
Captain of Police,
North Police District Commander
(608)245-3652

Firchow, Kevin

From: Dorothy [dborchardt1@charter.net]
Sent: Thursday, August 16, 2012 1:07 PM
To: Rhodes-Conway, Satya
Cc: Firchow, Kevin
Subject: Please STOP more apartments for all-age rental at 2801 Dryden Dr.

Satya,

Thanks for the information on the Conditional Use Application for 2801 Dryden Drive.

Our neighborhood does NOT need more all-age rental units. We have so many existing rental units and shouldn't be adding more. Through the years I've known several of the people that live in the Dryden Drive senior housing and have heard their complaints about the noise and security problems they have had with the few all-age units they currently have. Part of the reason they have the vacancies is due to the problems they have had with the younger renters, not keeping the property clean or responding to tenant's concerns. Also, the claim about needing to repair hail damage to the roof is questionable. Insurance pays for the damage...where was the money spent?

Check with Independent Living on the need for senior housing in our area and the all-age residents mixed with senior housing and you will find that it isn't a good mix and the need for good senior housing still exist.

It is my opinion that the units being located so close to so many other rental units will cause more problems in the area and having any units to be all-age rental is not a good mix for the current seniors. It is my recommendation that the Conditional Use modification request should be denied.

Thank you for your time and consideration.

db

----- Original Message -----

From: Satya Rhodes-Conway
To: NICE ; [Northsidediscuss](#)
Sent: 2012-08-15 19:40
Subject: [northsidediscuss] alteration to conditional use - 2801 Dryden Dr.

Northshore Rentals is proposing to convert 20 units in an existing 40-unit senior apartment building at 2801 Dryden Dt. to non-age restricted units. There will be a hearing at the Plan Commission August 20th, 6pm in room 260 of the Municipal building. More information is [here: http://www.cityofmadison.com/planning/projects/conditional/2801dd.html](http://www.cityofmadison.com/planning/projects/conditional/2801dd.html). You may Kevin Firchow - 267-1150 - kfirchow@cityofmadison.com to comment on the project.

Satya Rhodes-Conway
Alder, District 12
242-4426