

**Tamarack Trails Community Services Association, Inc.
102 – 110 S. Westfield Rd., Madison WI 53717**

Date: 1/23/2017
To: Urban Design Commission
Al Martin UDC, Kevin Firchow
Via email: AMartin@cityofmadison.com; Kfirchow@cityofmadison.com
From: Tamarack Trails Community Services Association (aka Tamarack Condos)
Janet Hirsch, Jean MacCubbin--West Place Workgroup
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CC: Ald. Skidmore, Melissa Huggins, Urban Assets, Tamarack Board
Re: West Place 302 S. Gammon Road, Agenda Item # 2 (44779)
Rezoning to MXC, Master Plan, Details of Phase 1, and Comments on Phases 2&3
Support with Concerns Noted

These comments regarding the West Place Project (requests for demolition, rezoning, and master plan) have been compiled by a resident Workgroup (Tamarack Trails West Place Workgroup) and also represent the views and concerns of the Tamarack Trails Board of Directors. **We find many positives included in the Master plan, but are taking this opportunity to share our concerns with the expectation that consensus can be made that addresses our concerns.**

Tamarack Trails Community Services Association, Inc. consists of 320 living units in buildings of one to six units together with a clubhouse, maintenance building, community garden, swimming pool, and two tennis courts and 50% common space with a well-maintained mature tree canopy. The community began construction of Phase 1 in 1974 and continues to maintain the status of a desirable, fiscally stable community. As of this writing there are no living units for sale. Community standards are upheld by a very active Architectural Review Board, as well as various Board-appointed committees such as Maintenance and Amenities Committees.

In addition to the Livesey's West Place Project to our east, the boundaries of our 52-acre development includes: Wexford Apartments, Sunset Memory Gardens Cemetery, Walnut Grove Park, the meandering Sauk Creek, and the Tree Lane Apartments. The West Place Project borders this residential community mainly to the east, therefore, it is expected to become an important asset to our residents and nearby neighbors.

First off, we would like to thank the Livesey Project Group for contacting us and providing an informational meeting to the Tamarack Board. Our residents were, too,

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invited to two public meetings of which a number of our earlier concerns had been addressed in updated materials and presentations.

As the project progressed and more details were made available, a Tamarack Trails West Place Workgroup was created to review and comment on the materials and information being provided for each of the submittals for City approval.

The Workgroup to date has supported the Demolition Permit, CSM, and design elements under the jurisdiction of the Urban Design Commission. The Workgroup overall supports the rezoning (except for a limited listing of permitted and conditional uses), but various elements of the Master Plan as presented create some concerns from our neighborhood, specifically from the owner-occupied units adjacent to or within view of various Phases of the Master Plan.

Through this communication, please find our comments listed herein by the various submittals.

Urban Design Commission (and Plan Commission) – Rezoning to MXC

The Livesey Team has provided copies of their mission to develop this parcel(s) consistent with new zoning unit, MXC. In their communications, public presentations and documents for approvals, they have consistently shown a penchant for this project as being of high quality, both architecturally and sustainably, and a desirable destination for this Westside area.

With respect to Permitted and Conditional Uses allowed in 28.065 MIXED USE CENTER (MXC) DISTRICT, our Workgroup considered the West Place Project's proximity to residential areas (Tamarack Trails, Wexford Apts, Tree Lane Apts.), nearby schools (Jefferson and Memorial), and existing commercial (West Towne Mall and its environs), as well as existing and probable traffic conditions.

Attached is the listing from the Zoning Code with those uses crossed out that our Workgroup considered not compatible to the existing area and uses. Your consideration of these opinions when mapping future Phases is appreciated. At this time, the Workgroup desires to be notified of future development Phases, and modifications/amendments to the approved Master Plans and City Conditions, etc. See attached 6 pages; Table 28D-2, Zoning Code noting non-preference of uses.

Urban Design Commission (Jan. 25) and Plan Commission (Feb. 6)– Master Plan, Details of Phase 1 (Phases 2 and 3 which include bldgs. 8, 9 and 15 adjacent to Tamarack's east property line are not being considered by the Commission at this time)

The following are the priorities we have identified to communicate with the developer, alder and the commission with the expectation that the commission will support various items and that consensus can be made.

1. Building Heights
2. Service Hours and Access
3. Integration between Phases
4. Parking and Traffic Impacts
5. Open Space
6. Shading Study
7. Perimeter Setbacks
8. Lighting and Signage

BUILDING HEIGHTS The MXC zoning unit allows the maximum of 6 stories; when the Project was first presented to the Tamarack Trails Board a maximum of 5 stories was communicated. We support maximum of 5 stories (up to 60 feet) particularly in Phases 2 & 3 and the buildings now identified as 8, 9 and 15. The Master Plan requirements note that buildings of exceptional height and prominence be integrated with the area buildings and topography, thus our request for lower building heights. **We fully support maximum of 2 stories in building 15 closest to our eastern border and the building being stepped to 5 stories to the east, and up to 5 stories (60 feet including roof-top mechanicals) throughout the rest of the development pending review of a shading study.**

SERVICE HOURS AND ACCESS We support the 7 – 11 am hours for service and deliveries. Some buildings have yet to be designed in detail to show service access drives and loading docks. **We fully support having these items designed such that there is not only the incorporation of architectural and landscape screening elements, but these items to be located in such a way to minimize noise and view of those Tamarack living units directly adjacent to the development.**

INTEGRATION BETWEEN PHASES (AND CSM DEVELOPMENT) The Master Plan incorporates a number of storm water retention features which we favor; **we support incorporation of these elements throughout the design and build out of all Phases.** This recommendation includes the undergrounding of all utilities.

PARKING AND TRAFFIC IMPACTS To date we have not received a copy of the traffic study, but have learned that it does not include a major intersection in our development—S. Westfield Road and Tree Ln. Our Workgroup believes this is a major omission which should be included in an updated study. **The 4-way intersection of S. Westfield and Tree Ln. borders on all corners of Tamarack property—** being either 3 sides as residential or the 4th corner as access to our Community Garden. Residents east of S. Westfield must cross here to access various Tamarack amenities—bike paths, school children who walk or bike, mailbox, bus stops, neighbors, walking trails, office, pool and tennis courts. In addition, the private roads off of S. Westfield bordering Old National Bank and the large parking lot for the office building is already congested with the addition of a Culver's; the plan calls for additional use of this route for ingress/egress; if so this area needs to be studied and upgraded. Another private street being used to access the new Memorial Drive is located between Noodles and the UW Health Clinic; this street requires review and possible upgrades in width and signalization.

Request an early receipt for time to comment on the Traffic Study, and Madison Metro and Traffic Engineering staff reports. Recommend that the intersection of Tree Ln. and S. Westfield Rd. be included in the study and made available for comment and review.

OPEN SPACE The current parcels include a large amount of open space, specifically idle but well-maintained green space which provides a destination for neighboring residents as seen by the desired paths, play areas and dog exercise. The Master Plan calculates a percentage of green space, but this includes impermeable surfaces-- access roads and drives, building promenades, sidewalks, etc. Living in Tamarack which has nearly 50% common space including community gardens, signature plantings, grassed areas, grassed swales and mature urban forest, the Master Plan does not reflect the nearby developments. **We support an appropriate distribution of actual green/open space throughout the development. Marketed as a destination there needs to be more usable open space with lawns, that act as activity and gathering spaces with a harmonious transition from the dense commercial and the nearby residential.**

SHADING STUDY The Workgroup has not found a shading study in the materials provided to date. In order to provide comment and support, residents from living units adjacent to the development, **support the requirement and review by the UDC for a shading study, especially for western most buildings in Phases 1, 2, and 3.**

PERIMETER SETBACKS The Master Plan specifies a 20-foot setback between adjacent parcels, but also requires that the Master Plan “encourages appropriate transitions between higher-intensity uses ... and adjacent lower-density residential districts”. Throughout the plan the minimum set back is noted; with respect to the eastern boundary of Tamarack and nearest to Buildings 8, 9 & 15 and surface parking, we believe that a wider transition is more consistent with the nearby uses. **We support that the site and landscape plans respect the character of the 40+ year old neighborhood and provide a 40-foot setback and additional landscape points including higher caliper trees as an additional buffer.**

LIGHTING AND SIGNAGE The residents adjacent to the Project have concerns with lighting in the proposed parking lots, on proposed buildings and ground monument signage. **We support all overhead lighting be directed downward and possibly motion sensitive (as is there now) and that building and ground signage not be lighted 24/7 and any ground signage respect sight lines for ingress/egress.**

Issues Brainstormed by Workgroup

Issues in bold are considered our priority (updated 01/15/2017)

Comm.	Issue/Concern	Alder Conditions to Add	Resolution	Phase
LM, PC	Construction Parking (in contractor agreements)	YES	Parking on Tree Ln. -reminder to allow for driveway clearances and days of City services (Weds.)	1
PC	Energy Conservation—solar, heat pumps, etc		Taller buildings should incorporate	All
UDC, PC	Finish / Interior Work Parking (in contractor agreements)	YES	Parking on Tree Ln. -reminder to allow for driveway clearances and days of City services (Weds.)	All
UDC, PC	Employee Parking Once Operational (parking available north of Phase 1)	YES	Not on residential streets (like Culver’s)	All
UDC, PC	Traffic Study (expect to have by 11/21, will send to alders); include Tree and Westfield intersection and private street near Old National Bank on Westfield		Tree Ln and S. Westfield Intersection—all 4 corners of this intersection are within the Tamarack boundaries; there are large amount of pedestrians, including school children and street crossings for bus, mail box and community gardens as well ½ the neighborhood to access the Tamarack Offices and pool; Tamarack staff and contractors utilize this intersection on a daily basis, too. IT MUST be considered in the Traffic study. Also consider the S. Westfield and Old National Bank private drive.	Master, 1 etc
LM, PC	Demolition/Construction Noise—hours of operations, days of week, weekends (alder input, city Ords., 7 am)	YES	7 to 7 on weekdays; later on weekends; Sundays on request and notification of Alder.	1
LM	Landmarks (re: demolition) — request at lease weekly removal of construction waste vs. piles, dust	YES		1

	suppression, deconstruction process.			
UDC, PC	Bldg. Height—comparison of elevations of Tamarack homes (max. 5 stories or 60 ft.)		From the documents provided buildings 8, 9 and 15 nearest to Tamarack east boundary will be 2 stories adjacent to property line and stepping up to max. Of 6 stories; Workgroup requests max. 5 stories(60 ft.) and that a year round, 2-hr. interval/day shade study be conducted on this building and impacts on Tamarack living units, including 2 and 26 Bayberry; would like to see elevations of these buildings with Tamarack living units.	Esp. 2 & 3
UDC	HVAC – view/location, noise		City Ords.; submit schematics for our review	1, 2 & 3
PC, UDC	Deliveries, Trash Pickup, Snow Plowing – access, hours of operation, etc.		Documents note in Phase 1 deliveries will be scheduled between 7-11 a.m., request this for all other phases and ability to review final draft of where delivery areas on bldgs. 8, 9 and 15.	Esp. 2 & 3
PC	Neighborhood Notification Triggers – change in demolition/construction times, noise levels, amendments to master plan, etc.	YES	Request to be notified of any changes, modifications and appropriate notification	Master, all
UDC, PC	Storm water containment, infiltration, etc. (several underground cisterns as current city SW piping undersized, will keep onsite and allow flow with time, possible water features planned)		Documents appear to be sufficient considering underground retention and surface water features. Containment of melting snow may need to be addressed. Coordinate these items during each Phase and between newly developed Lots 1 &2, and existing northern-most lot on Tree Ln.	Master, all
UDC, PC	Posting of Contact information – throughout project timeline		In addition to Commission review postings; include contact info. on signage during demolition/construction, such as construction runoff into nearby sidewalks and streets.	All
UDC, PC	Setbacks, screening, buffers (MGO notes not less than 20 ft.); particularly backing to Mt. Ash and Honey Locust living units, as well as bike/ped path throughout project development		To be compatible with existing residential mature landscaping and tree canopy, request setback of 40 ft. with use of higher caliper trees, mainly evergreen and year round foliage for screening	Esp. 2&3
UDC, PC	Bike/Ped path (more plantings on west boundary, screening planned nearest Honey Locust, Mt Ash and Bayberry living units)		See setbacks above and request for additional landscape points	Esp. 2& 3
UDC, PC	Landscape points, particularly adjacent to Tamarack homes (higher caliper trees, color, year-round leaf) See current mature trees and landscaping		See setbacks above and request for additional landscape points	Esp. 2&3
UDC, PC	Lighting - night sky, as required; particularly around proposed senior housing, parking areas		Concerns about lighting on and for bldgs. 8, 9 & 15 and parking lot in Phase 3 as well as on Memorial Drive; ability to use motion sensors on Memorial Drive as through street now so that lighting is not on all night facing residential units.	Esp. 2&3
UDC, PC	Bldg. height, max. for this development is 6 stories; concern esp. bldgs.8, 9 & 15 near TT border and rooftop view from TT living units		Documentation lists 2 stories, 25' max. Adjacent to residential and stepped up farther from property line. Consideration to 5 stories max. (60 ft.) And conduct shading study as noted above.	Esp. 2&3
UDC, PC	Service access—bldgs. Depicted as boxes now, not necessarily as shown; request input as each bldg.	YES	Request to be notified of actual drawings for service access as lighting and beepers impact nearby residential units.	Esp. 2&3

	is planned			
UDC, PC	Provide a year-round 12-hour shading model for Tree Lane bldgs. 8, 9 & 15 (sr. housing) as impacting Mt Ash and Honey Locust and Bayberry living units max. 6 stories)			Master, Esp. 2&3
UDC, PC	High end, possible, Mixed Income apartments		No short term leases; consistent with Tamarack agreement	1
UDC, PC	Street Signage- any commercial on Tree Ln?		No materials to review to date; clarify if ground monument on Tree Ln. which is residential for at least 1 mile west; prefer (no or low lighting) signage on building face or nearby, but not 24 hr. lighted	Master, Esp. 2&3
UDC, PC	Shoot elevation grades for adjacent residential units		Maps in materials do not incorporate the proposed building elevations and heights with the elevations of adjacent living unit.	Esp. 2&3
UDC	Clarify in Master Plan, new entry on Tree Lane		Rt. In, rt. Out; or Left in Rt. Out?	Esp. 2&3

Attachment—Permitted and Conditional Uses Considered Incompatible (6 pgs.)