

From: Hilde Adler [<mailto:hildeadler1234@gmail.com>]

Sent: Monday, November 09, 2020 1:27 PM

To: district [19@cityofmadison.com](mailto:19@cityofmadison.com); [ledell.zellers@gmail.com](mailto:ledell.zellers@gmail.com); [bacantrell@charter.net](mailto:bacantrell@charter.net); [erics@cows.org](mailto:erics@cows.org); [jshagenow@yahoo.com](mailto:jshagenow@yahoo.com); [klanespencer@uwalumni.com](mailto:klanespencer@uwalumni.com); [district3@cityofmadison.com](mailto:district3@cityofmadison.com); [district6@cityofmadison.com](mailto:district6@cityofmadison.com); [nicole.solheim@gmail.com](mailto:nicole.solheim@gmail.com); [district2@cityofmadison.com](mailto:district2@cityofmadison.com)

Subject: Oakwood Age Better Affordable Housing Project

Dear Alder Fuhrman and members of the Plan Commission,

I'm writing, a second time, to express my concerns about the Oakwood Age Better project.

The design changes and 17 foot move do not change the fundamental problem: the project is too big and inappropriate for the site.

It makes me sad and extremely uncomfortable to speak against affordable housing at Oakwood.

But nothing has changed about the fundamental problems with this site. To name just a few:

- \*there will still be a large 77unit apartment building squeezed onto a 1.39 acre, sloped, uneven site. Too much!

- \*there will still be the denuding a of wooded area of valuable trees, changing the ambiance of the whole neighborhood inside Oakwood and out from wooded to urban (related: why did Oakwood's residents chose to retire at Oakwood? Not for an urban landscape!!)

- \*there will still be a marked increase in traffic at the intersection and on the inside road (77 more residents, their families, vendors, healthcare providers, ambulances, etc.). Traffic is already much too busy there.

- \*there will still be the same safety concerns at the intersection and on the busy inside street, the hill, potential ice, etc.

- \* there continues to be a largely undefined, un thought-out connection to Oakwood (yes it's part of Oakwood. But not really??)

- \* this project has been so rushed to meet deadlines. Developers, when asked, still cannot identify the relocation sites of what's now on the site (\$100,000 just completed recreation center, major trash removal site, emergency generator, etc.). Etc., etc.

I very much support (most Oakwood residents support) affordable housing in, on, near Oakwood's campus. But developers should rush less and work harder to identify a better site. The location of a bus stop should not determine the enormous consequences of this construction. Perhaps in a year the University might negotiate to sell some land. Perhaps in a year Oakwood will have developed a new master plan that could include this project?

And an important related question:

The Urban Design Commission disapproved this project 6-2. They explained their reasons. Most of the members of that commission are urban design professionals.

They understood the issues with the location. Why was their advice totally ignored by the Plan Commission? It was not even discussed.

I cannot understand this.

In summary:

I understand and support the need for affordable housing in Madison, and Age Better's mission.

I would strongly support this project in or near Oakwood, if an appropriate location could be identified.

I believe this project has been rushed to meet deadlines. The site was determined too quickly with insufficient attention to consequences.

It is simply inappropriate for a 77 unit apartment building.

Hilde Adler

Oakwood Resident

**From:** Hanque Macari [<mailto:macarihanque@gmail.com>]

**Sent:** Sunday, November 08, 2020 6:25 PM

**To:** [bacantrell@charter.net](mailto:bacantrell@charter.net); [erics@cow.s.org](mailto:erics@cow.s.org); [jshagenow@yahoo.com](mailto:jshagenow@yahoo.com); [klandespenner@uwalumni.com](mailto:klandespenner@uwalumni.com); [ledell.zellers@gmail.com](mailto:ledell.zellers@gmail.com); [district3@cityofmadison.com](mailto:district3@cityofmadison.com); [district6@cityofmadison.com](mailto:district6@cityofmadison.com); [nicole.solheim@gmail.com](mailto:nicole.solheim@gmail.com); [ajstanz2@madison.k12.wi.us](mailto:ajstanz2@madison.k12.wi.us); [district2@cityofmadison.com](mailto:district2@cityofmadison.com)

**Subject:** Item 11. Agenda Item 62136 PDD at properties located at 6145-6301 Mineral Point Road

November 9, 2020

Dear Plan Commissioner,

I wish to oppose the zoning request by the AgeBetter Group for a zoning change through a General Development Plan and a Specific Implementation Plan.

A number of Oakwood Village residents, its administrators and board members have taken a socially responsible position for supporting affordable retirement housing and have made a proposal to locate it on the Oakwood Campus. AgeBetter, a consortium made-up of two nonprofits in Dane County, Oakwood Village and Attic Angels, have proposed to sell a 1.39-acre parcel of the Oakwood Village campus to Gorman & Company for the development of a combined affordable and market-rate senior living apartment complex.

While AgeBetter's social intention is to be applauded, the resulting development solution submitted by Gorman, is problematic for several reasons, not the least of which is that it establishes a building setback precedent along Mineral Point Road and destroys site assets and attributes that have historically given Oakwood Village campus its valued recognition. It would be sad to see such a peerless gem, like Oakwood, suffer the loss of this sylvan setting in an attempt to wedge the proposed building into such a small space on the corner of an otherwise spatially relaxed campus.

With the loss of the wooded setting there will be the loss of an elegant and major "gateway" experience that visitors, as well as, both current and prospective residents would perceive as they travel into the site off of Mineral Point Road— like the anticipation and mystery of an extended drive while winding through a wooded country lane. And worse yet, that small, but effective wooded parcel would be replaced by what has now become a 70 foot high structure that would be on average 15 feet away from the front property line of the site (and sidewalk), a precedent nowhere else found along Mineral Point Road in either direction. The impact this structure would have on the scale of experience for both pedestrians and occupants of automobiles as they approach and pass this overbearing structure would easily have them perceive they were traveling through a congested downtown Madison street, but only momentarily.

I find fault with other issues in Gorman's current project solution, like accessibility and congestion during rush hour traffic, a better connection to the main campus to offset its feeling of isolation, a loss of control by Oakwood over the entrance drive accessibility and maintenance (as the plans show, there are two sections of the entry drive that are included in the sale of the 1.39-acres by Oakwood). Also, I have attached an evaluation package showing why the proposed ramp to the underground parking has several issues that make it unsafe and should not be

approved. These are just four additional issues that should be considered along with those stated above in making a major decision about the future of Oakwood Village and the quality standard of future urban development for the West Side of Madison.

Finally, it was by no rash decision that the Madison Urban Design Commission voted 6 to 2 in favor of denying the Gorman Proposal on October 7th of last month. The Commission in a clear and professionally informed manner, after spending considerable time trying to find some value in the Gorman design, denied the project without benefit of a referral visit to the Commission even after making adjustments to the design, based on suggestions by the Commission... because there were no possible suggestions other than to find a new site. The Commission's reasoning, including much of what I have included in my critique, suggests that Madison, as much as it supports affordable housing, wants that housing, or should want it, to be a joyful and inclusive experience in living in a great metropolitan community. It should be affordable financially, and feel connected to the local residents, like those of Oakwood Village, at the same time.

In spite of most of the Commission's criticisms, Gorman chose to redesign the project in response to some of the less complicated criticisms, following the Oct. 7 meeting, like slightly reducing the buildings footprint and by adding one more floor, adding private balconies and public terraces, changing the pedestrian entrance design off of Mineral Point and changing some building materials and finishes. More conceptually and economically difficult issues were ignored like, both pedestrian and vehicular traffic, problems with the design of the parking garage ramp, site drainage issues (in fact Gorman pretty much admitted that while they would be satisfying Madison's requirement to retain and dispose 100% of all storm water generated on their site, within their site), they did not offer to correct the problem they would be creating for Oakwood because of the excess storm water runoff now confronting Oakwood and caused by loss of permeable soil on the site resulting from the AgeBetter project construction, and finally, the most ignored component of the Commission's critique was that there was too much program for too small a site, which ultimately required the loss of 30+ major trees, including 16 mature Oaks (ranging from 10" to 32" caliper). As a good part of Oakwood Village's heritage, most of the Oaks are over a 100-yrs old and the replacements (5- Oaks, 1- Maple, 3- Birches all 2 1/2" caliper), for an equivalent visual and environmental benefit, won't be around until the middle of this century... or later.

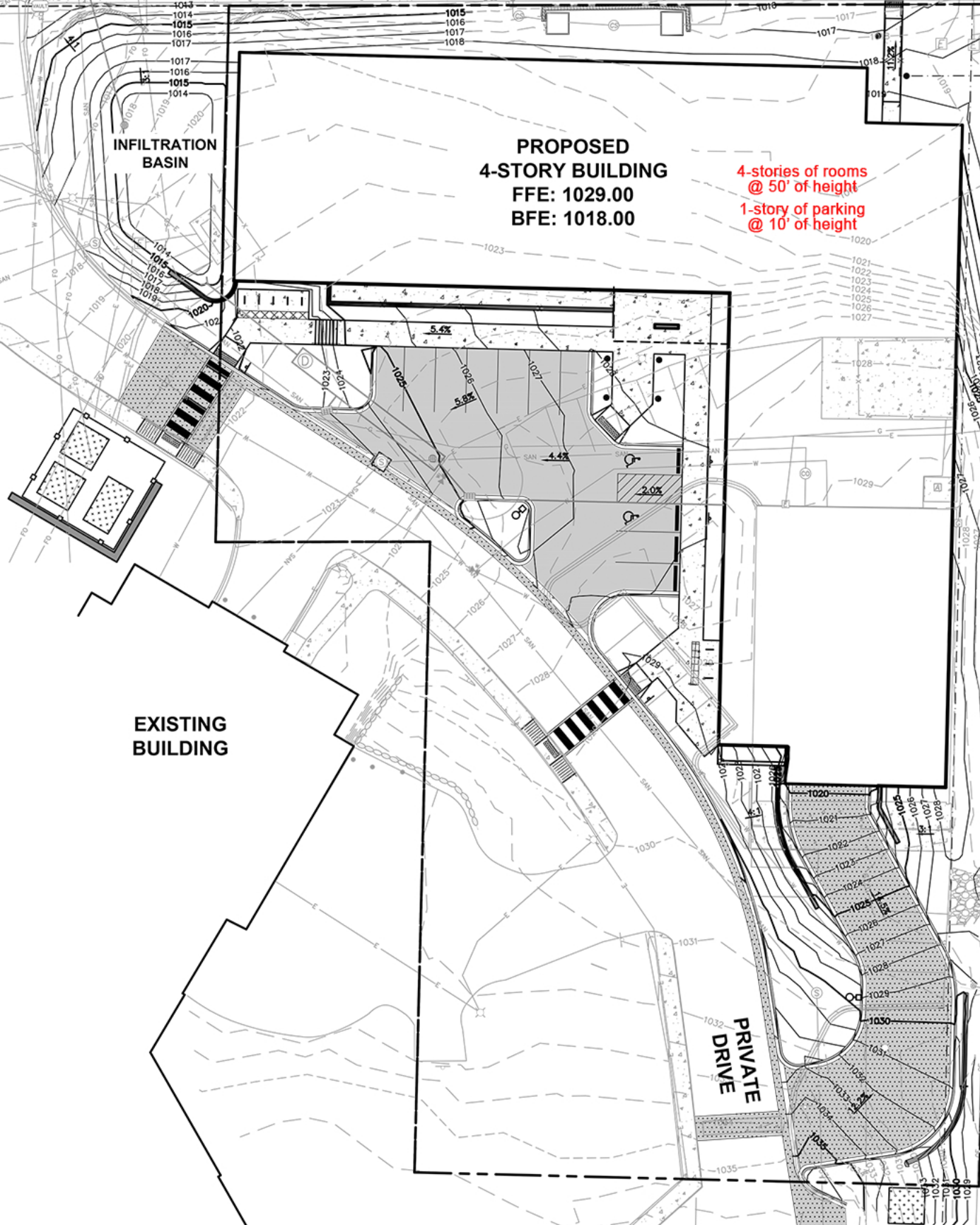
Respectfully yours,  
Hanque Macari  
The Oaks, Apt C67  
Mineral Point Road

## **AgeBetter Parking Access Ramp and Slope**

The only economical way that AgeBetter can achieve a proposal for a 4-story frame construction is to utilize the foundation wall as an enclosure housing the required number of parking spaces. So what you end-up with is a 60-foot high structure along Mineral Point Road, that most people would figuratively refer to as equivalent to a 6-story structure, with six floors of 10 foot height— located 15' from the property line, which normally would be at least 30' setback. To achieve this feat requires that a fairly steep ramp connect the main entrance drive to the partially submerged parking garage from the southern part of the proposed AgeBetter site. (see attached drawings page 1 and 2) The slope of the ramp and its configuration, while normally not excessively difficult to negotiate in an open and predictable spatial context, above- or at-grade level, will become more difficult to negotiate by residents in the AgeBetter design for the following reasons:

1. Residents are made-up of an older demographic that have limitations that occur more often in an aging population, e.g., slower reaction time, declining vision and cognitive ability, and any number of medical conditions that might affect their driving. The challenge of negotiating the ramp in an automobile, in both normal and inclement weather would be an emotionally challenging experience.
2. Both the ramp slope and its edge boundaries are dimensionally irregular. To get the slope to be flatter at the top where it connects to the main entry drive, the ramp is forced to make the final run of the ramp to be steeper as it approaches the garage portal. A similar “trade-off” issue occurs with the irregularity in roadway width. As the ramp leaves the garage portal to egress upward, its width is constant until it reaches the crest and is forced to make a hard right, over 90°. At that point the width of the ramp grows by approximately 33% in width to accommodate a more generous turning radius as it prepares to enter the main entry drive. The problem with this strategy is when one enters the ramp from the top there is greater latitude in width to negotiate the ramp, that is suddenly lost when the driver is forced to re-negotiate the 33% of loss. This defies common sense roadway design, because the more variables introduced into the ramp design, the more opportunities there are for drivers to make mistakes. Both the ramp slope and width variations tend to solve only a single issue, while ignoring others. (see attached drawings page 4 and 5)

This is another reminder that when the AgeBetter project attempts to provide a resolution to a design challenge it often creates other issues. They are continuously running into the plain fact that the site is too small for the housing program they propose to resolve on it. A fact that has been pointed out by others and most recently by the Madison Urban Design Commission, on October 7, 2020.



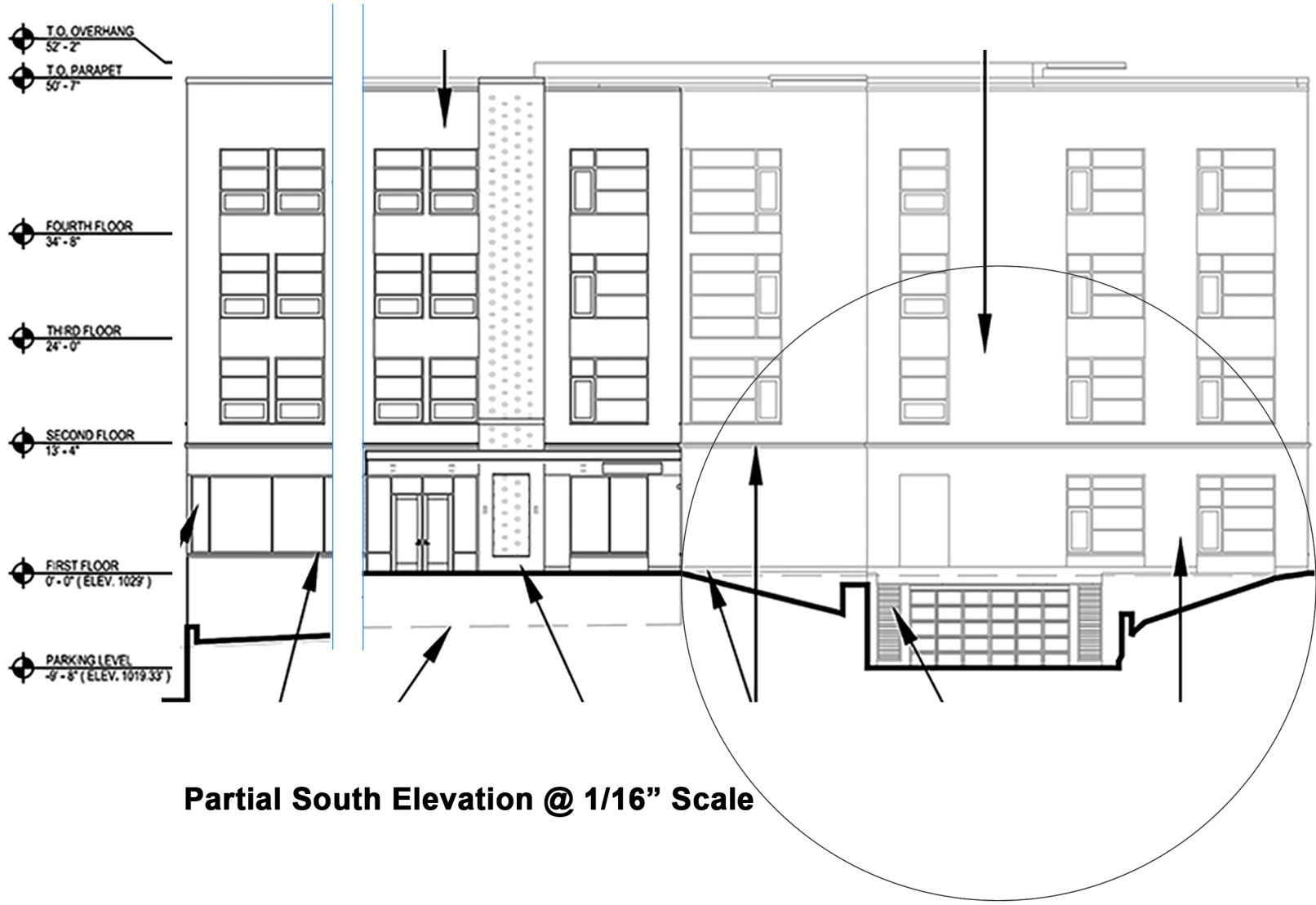
INFILTRATION  
BASIN

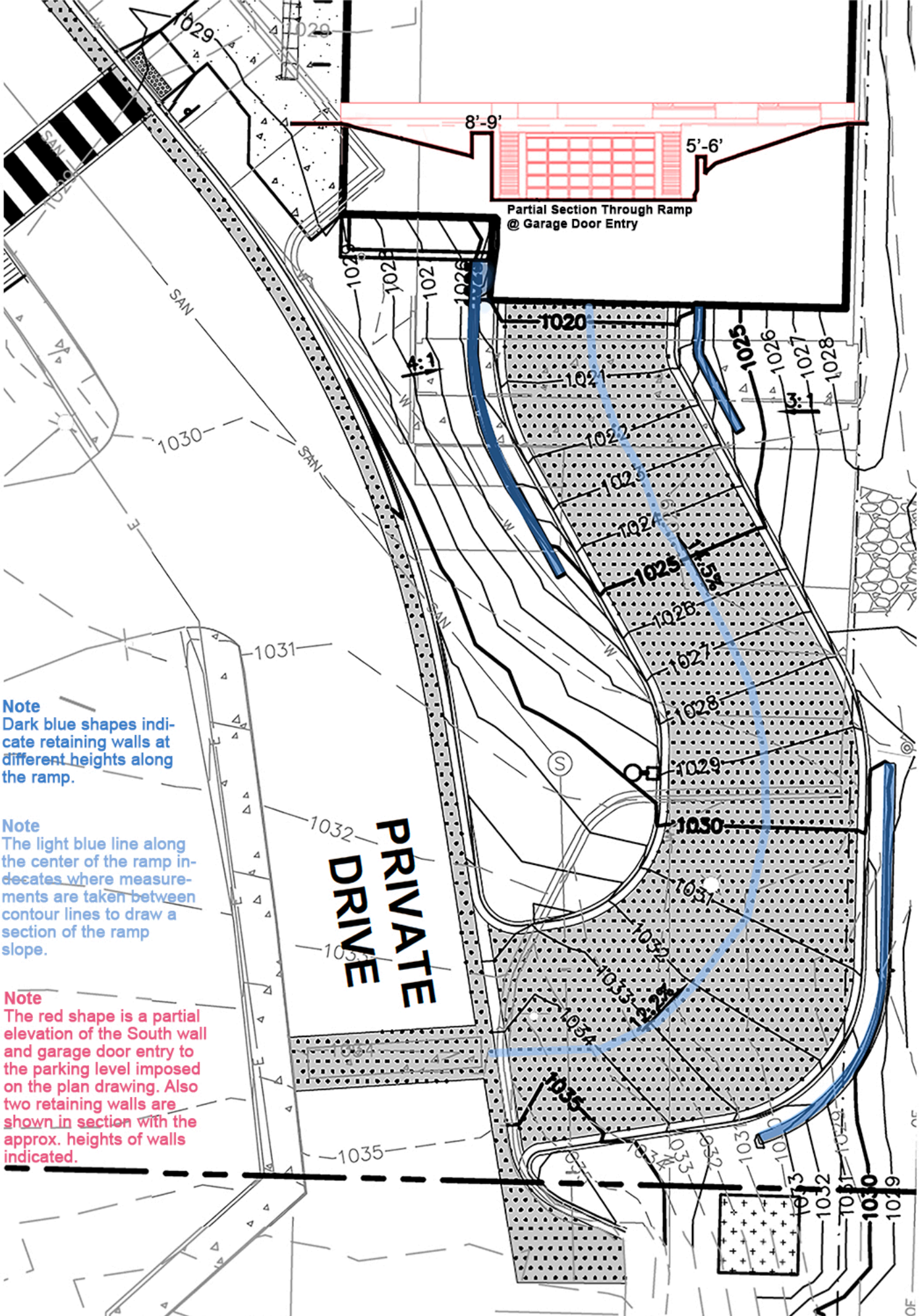
**PROPOSED  
4-STORY BUILDING**  
FFE: 1029.00  
BFE: 1018.00

4-stories of rooms  
@ 50' of height  
1-story of parking  
@ 10' of height

EXISTING  
BUILDING

PRIVATE  
DRIVE





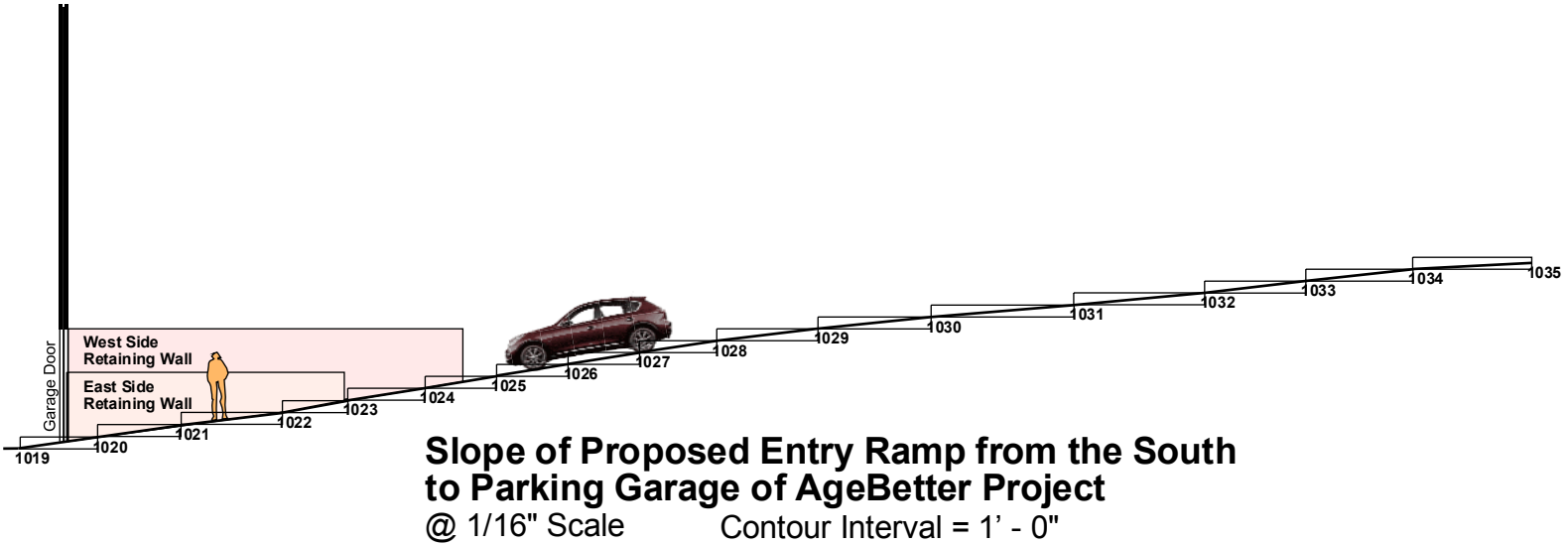
**Note**  
 Dark blue shapes indicate retaining walls at different heights along the ramp.

**Note**  
 The light blue line along the center of the ramp indicates where measurements are taken between contour lines to draw a section of the ramp slope.

**Note**  
 The red shape is a partial elevation of the South wall and garage door entry to the parking level imposed on the plan drawing. Also two retaining walls are shown in section with the approx. heights of walls indicated.

Entry Ramp to AgeBetter Garage @ 1/16" Scale

# SECTIONAL DRAWINGS



## Contours

The graphic recording in a plan view of a continuous line for a common elevational point above sea level is called a contour. The vertical distance between adjacent contours of elevational change are called contour intervals, usually at a commonly defined unit of measurement, e.g, 1 foot, 10 feet, 20 feet, etc. While contour intervals can't be graphically demonstrated in plan view, the elevational value of contours can be notated in plan on the contour line and the shape of the land indicated by whether the contour intervals between adjacent contour line ascend or decline. Of course an additional drawing, a sectional drawing, can be used to graphically express both the exact and relative slopes that are defined as a sectional plane is cut through that portion of land being described. Even in plan view the horizontal distance between contour lines will suggest how steep or flat the land is in any one area. If the contour lines are close together there will be a steeper slope than when they are further apart.



**From:** Emma Macari [<mailto:emacari58@gmail.com>]

**Sent:** Sunday, November 08, 2020 7:15 PM

**To:** [ajstatz2@madison.k12.wi.us](mailto:ajstatz2@madison.k12.wi.us); [bacantrell@charter.net](mailto:bacantrell@charter.net); [erics@cows.org](mailto:erics@cows.org); [jshagenow@yahoo.com](mailto:jshagenow@yahoo.com); [klanespencer@uwalumni.com](mailto:klanespencer@uwalumni.com); [ledell.zellers@gmail.com](mailto:ledell.zellers@gmail.com); [district3@cityofmadison.com](mailto:district3@cityofmadison.com); [district6@cityofmadison.com](mailto:district6@cityofmadison.com); [nicole.solheim@gmail.com](mailto:nicole.solheim@gmail.com); [district2@cityofmadison.com](mailto:district2@cityofmadison.com)

**Subject:** Item 11. Agenda Item 62136 PDD at properties located at 6145-6301 Mineral Point Road

To: City of Madison Plan Commission

From: Emma E Macari, FAIA

Re: AgeBetter proposal

I am writing in opposition to the AgeBetter project on the Oakwood Village University Woods property.

I am a registered Architect and have practiced Architecture for 55 years, planning, designing and supervising design and construction organizations in Florida, Madison WI and NYC NY. Now I am a retired Architect and a resident at Oakwood Village University Woods. My comments to the Planning Commission are not going to be as an Architect, as I agree with the advice from the City of Madison Urban Design Commission, but as a resident of this retirement community.

The Urban Design Commission whose composition of members with expertise in design, planning, construction and other related physical development disciplines and whose stated mission is to help the City achieve and maintain a livable and safe environment have recommended to deny the request to build the proposed project in this site. Their recommendations accurately describe the limited resources available at this location, and advised the AgeBetter group to look for a more suitable site. The City of Madison's own experts in the "Art and Science of Building" (which is what Architecture is known as), have eloquently described the negative aspects of the project, and voted to reject this proposal.

Listen to your experts!

The Urban Design Commission pointed to issues of high density and floor area ratios, to the lack of open spaces, to the huge amounts of paved areas needed to access the building entrance and to the irresponsibly steep ramp to the parking level. Other comments referred to the unprecedented setback on Mineral Point Road and the inarticulate massing of the 70 ft high structure that equates to a 7-story building (not a 5-story building) where a 10 ft floor to floor dimension is a standard comparison in housing projects. And, just as important, the planning and landscape experts on the Commission criticized the total demolition of this beautiful site with the elimination of over an acre of mature trees, mostly irreplaceable magnificent oaks.

Listen to your experts!

As a resident who chose to retire at Oakwood Village University Woods residential community I would like to express my support for the experts on the Urban Design Commission. I, along with many members of this community, who knowing of my opposition to the development on this site, and who have come to me to add their opposition to this project, strongly feel that a different site should be chosen for this development. We of 75 plus years of age have been described as the Silent Generation who at times feel intimidated and afraid of retribution when speaking in opposition. At our age sometimes we allow ourselves to be bullied and to agree to move on. At times we find it difficult to stand up for our right to express dissatisfaction and discontent. However, sometimes when the issues are very important some of us speak up. Sometimes we speak for others.

We want Oakwood Village University Woods to keep our woods, to keep our oaks. To keep our namesake: Oak and Woods. Those who look towards that NE wooded corner of the campus, they want to have their peaceful view respected. All of us who enter the campus through that picturesque setting or who stroll around looking for peace and a discourse with nature, demand that this setting is protected and strengthen, not destroyed or demolished.

Thank you,

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**From:** Joy Knox <[Joyknox1@gmail.com](mailto:Joyknox1@gmail.com)>  
**Date:** November 8, 2020 at 12:17:14 AM CST  
**To:** [bacantrell@charter.net](mailto:bacantrell@charter.net), [erics@cows.org](mailto:erics@cows.org), [jshagenow@yahoo.com](mailto:jshagenow@yahoo.com)  
**Cc:** Joy Knox <[Joyknox1@gmail.com](mailto:Joyknox1@gmail.com)>  
**Subject:** Age Better/Oakwood University Woods project

I'm a Resident of Oakwood, and have lived here happily for the past five years. I am registering my disapproval of the **Age Better** project that you will be considering this coming Monday night. Agenda item #11.

I am **not** opposed to accommodating low cost senior housing on or near the Oakwood campus, what I am opposing is the **VERY inappropriate site** that was chosen. It will cause a nightmare for residents and vendors alike in terms of ingress and egress to the main entrance of the campus. It will be very disruptive to the functioning of Oakwood and will destroy the reason why most of the current residents moved to Oakwood in the first place. We had many choices and chose the wooded, non urban ambience of the University Woods Oakwood campus.

The building design has been improved, and the architects should be commended for that. But the site cannot accomodate a building of that size, and the safety of driving in and out of campus for Heritage residents is deadly. In addition, I suggest you call the fire department closest to Oakwood and ask the number of fire trucks and other emergency vehicles that go in and out of daily of the main driveway in question. If the building is built it would be a health and safety hazard for Oakwood Heritage residents. Residents of the Oaks building on campus will not be as severely affected.

I suggest you hold this project up until you find an appropriate site. Somehow "bus access" doesn't seem to supersede all the hardship that will be experienced by Oakwood residents and the loss of precious green space. I feel some of you will understand that.

Linda Knox  
Heritage resident  
Oakwood Village University Woods

Re: AgeBetter Senior Affordable Housing Project

To: The Plan Commission, Alder Furman and all Concerned Parties:

I am a resident at Oakwood University Woods. **I applaud and support initiatives for Affordable Housing for Seniors.** However, **I do not support placing the AgeBetter Senior Affordable Housing Initiative on an inadequate parcel of land -** one that is fraught with numerous problems with many unintended consequences.

### **A Great Project on the Wrong Parcel of Land**

I will list already expressed problems and then address other issues that have not received as much attention.

- A 1.39 acres to house a building that is too large for the space. It provides essentially no enjoyable grounds for more than 80 people in the 70+ apartments which is an embarrassment for this worthy project.
- Architecturally, this is an unattractive, institutional-looking building that does not fit with the aesthetics of Oakwood's campus nor the neighborhood.
- It requires the destruction of valued green space that includes mature trees – a signature piece of Oakwood's property and identity. This space is part of the major entrance to Oakwood.
- The building fronts almost immediately on the sidewalk on Mineral Point Road in an urban style that is unattractive, does not fit with Oakwood nor the surrounding neighborhood and will be pelted with constant traffic noise.
- There are Mineral Point traffic problems at the turn-in, and perhaps will be more problematic if the bus lane is relocated to the center of Mineral Point Road as is talked about.
- The Urban Design Commission listed a number of problems with the new building design, placement, and appropriate function for Seniors which I hope you will review and take into consideration.

Other seldom mentioned issues:

- There are 9 exits/entrances/crossings, on a hill, in the small distance between the buildings, on the most trafficked road of Oakwood. Heritage 2 garage exits – service 125 apartments and equal garage sized for general and guest parking.
- The reconfigured parking exit (new building) on a major incline presents its own obvious problems with water drainage, snow, ice, et al.
- Exiting from that parking garage onto our internal Campus Drive across from the upper Heritage parking garage exit is too close and problematic.
- The proposed upper crosswalk is also too close to that exit.
- A second crosswalk (downhill on Campus Drive) is dangerously sandwiched between the northern end of the new building with poor visibility down the Campus Drive hill to the right and the lower Heritage parking garage exit to the left.
- There is no elevated enclosed walkway connecting with an Oakwood building. This isolates many from easy access to Oakwood buildings and breaks the promise that always all buildings will be connected. The plan has stated the desire to be included in Oakwood activities. Walking the hill can be prohibitive for many and dangerous in inclement weather.
- This configuration necessitates the crossing of our Campus Drive; dangerous with its heavy load of resident and staff traffic, delivery trucks, emergency vehicles (frequent), Hebron and Tabor Oaks buildings and eventually increased traffic with the proposed new Nursing Home to be built on our property. (Residents' traffic is currently greatly reduced during Covid with residents isolating as much as possible.)
- How would emergency vehicles access the new building area? Would they have to stop on our Campus Drive – which is narrow.

- There are no supportive services – such as general shopping, grocery stores and other amenities – within walking distance.
- Demolishing the newly opened Recreation Facility would be necessary, and is on the acreage to be developed. That facility opened very recently and cost \$100,000 to remodel. It would cost much more than that to replace, further increasing costs for AgeBetter who has offered to replace it. Finding another appropriate site on our grounds is unlikely.

**In summary, this AgeBetter Project is a worthy project, but it is on the wrong site.**

**For the above listed reasons, please reject the project for this site. Please encourage AgeBetter to find another site to build this worthy project.**

Sincerely,

Virginia A. Shannon

Heritage Oaks #203, Oakwood Village

October 16, 2020/Revised November 8, 2020

November 5, 2020

Dear Plan Commission Members:

I write once more to express my firm opposition to the proposed AgeBetter project, designed for the northeast corner of the Oakwood campus on Mineral Point Road.

The environmental impact would be devastating, eliminating an entire section of the Oakwood grove in a single act, rupturing the natural harmony of the entrance to the Oakwood campus. The most graceful natural setting of any point in this entire district on Mineral Point would be destroyed, and the damage would never be repairable.

The site itself, squeezed into a small corner, is simply inadequate for the building proposed. It is totally at odds with the neighboring environment, lacking the space and graciousness or access to the open air found in new projects even in more densely inhabited parts of the city,

The new project would create a traffic hazard, its residents immediately entering and exiting a heavily traveled street, and adding congestion to the main entrance drive to Oakwood. This would create not merely a vehicular hazard but also a dangerous complication for pedestrian traffic outside the building, both for the Oakwood community and the new residents themselves. Given the age of both populations, this is especially perilous.

The project would also face major obstacles to resident access and to community integration. The project is near a bus stop but is not adjacent to any medical or commercial services. Nearly all the other subsidized senior rentals are better located. Moreover, though new renters would be eligible to use Oakwood facilities, that would require payment of Oakwood fees, possibly beyond the means of low-income renters.

For all these reasons, the AgeBetter project violates the norms usually respected in projects of this type within Madison, and should be categorically rejected.

Sincerely,

Stanley Payne (Oakwood Resident)

**From:** Robert Pricer [<mailto:rwpricer@gmail.com>]

**Sent:** Tuesday, October 27, 2020 1:34 PM

**To:** [ledell.zellers@gmail.com](mailto:ledell.zellers@gmail.com)

**Subject:** AgeBetter Mineral Point Project

Mr. Zellers,

This note is sent to you to ask that you **not approve** the AgeBetter project when it is referred to the Plan Commission on November 23 unless modifications are made to save the mature trees along Mineral Point Road. It is a false choice to choose between housing and trees. The problem, as you know, is that the parcel is too small for the proposed building, and the project is being rushed to meet the December 10 WHEDA application date for tax credits. Perhaps with a little creativity, both the desired senior subsidized housing and preservation of the Mineral Point mature trees might be achieved. If the approval is delayed for one year, might a piece of the Oakwood owned parcel to the south be deeded to the project to allow the building to be moved back? Would UW-Madison be willing to deed a portion of the parcel to the east to the project to allow the building to be reconfigured for a larger plot? There are other options, perhaps time is needed to carefully consider them before removing priceless trees.

No need to respond, thank you for your service and for taking the time to consider my request.

Bob Pricer

October 19, 2020

To: City of Madison Plan Commission

From: Diane Adams, 6205 Mineral Point Road, #703, Madison, WI 53705

Re: Item #11 (62136)

This letter is to comment on a proposed plan to construct a 77-unit affordable housing complex for seniors on the property under consideration (6145-6301 Mineral Point Road), which requires rezoning to amend a General Development Plan and create a Planned Development Specific Implementation Plan District – currently on your agenda. As I understand it, Oakwood Village University Woods would sell the land to Age Better, which would build and manage the property. I am uncertain how this property would then become part of the overall long-range plan for development for Oakwood.

The site in question is 1.39 acres, and a design has been created and reviewed by the Urban Design Commission, with a resulting vote to not recommend that particular design for that particular parcel of land, citing some design and lack of access to nature concerns.

As an Oakwood Village University Woods resident for the past 5 years, I have long supported the development of more independent living units for lower income adults on this campus. However, this proposed site seems too small for the achievable goals, and would place the building as designed right up against a major thoroughfare of Mineral Point Road, which has considerable traffic and noise.

There is no question that affordable low-income senior housing is needed – and on this campus. I question whether this is the appropriate site.

Thank you.



**From:** Dana Warren <djwarren5703@hotmail.com>  
**Sent:** Monday, October 19, 2020 12:37 PM  
**To:** Plan Commission Comments <pccomments@cityofmadison.com>  
**Subject:** Item 11 - 62136

Caution: This email was sent from an external source. Avoid unknown links and attachments.

As a senior citizen and near westside Madison resident, I am happy to support the proposed affordable housing facility for senior citizens at this location. I support the AgeBetter (SAIL) philosophy of providing the space, assistance, and amenities to age comfortably and safely "in place". This location offers easy access to public transportation, shopping, recreation and green spaces - mostly within walking distance.

I encourage the Planning Commission to approve this proposal.

Dana J Warren

Retired Real Estate agent

City of Madison

Community & Economic Development Unit

**From:** Hilde Adler <hildeadler1234@gmail.com>  
**Sent:** Monday, October 19, 2020 11:39 AM  
**To:** Furman, Keith <district19@cityofmadison.com>; Plan Commission Comments <pccomments@cityofmadison.com>  
**Subject:** Age BetterAffordable Housing Project

To: Alder Furman, Plan Commission,

I'm an Oakwood resident, writing to express **opposition** to the Age Better/Gorman Affordable Housing project proposed at 6145 Mineral Point Road.

It's difficult for me to take a position against this project because I recognize the importance of affordable housing, and I admire AGE BETTER; I was totally open to the concept of an affordable housing development close to our campus when we first learned about this.. It was not until after I saw the plans at the community listening session that I and many other residents recognized its (too) many flaws.

Too large a building being is being jammed into too small a space in an inappropriate location. I think all the issues stem from this, in one way or another.

I'm sure you're aware of the many problematic details, so I'll just mention a few of the most blatant:

- \* major change in the ambience of Oakwood's entrance, the retirement community and the neighborhood in general. due to the removal of many beautiful trees, the massive building surrounded by parking lot on the east side of Oakwood and the location of the building so very close to Mineral Point Road .The area would be transformed to urban. It would be the only stretch of urban development along Mineral Point Road for miles on either side.
  - \* severe safety issues, year 'round but especially in winter, for future Senior residents, as they navigate a trafficky (and sometimes icy) hill to try to get across the street and up the hill into the main Oakwood Campus to participate in programs, dine, access the pharmacy, etc, etc. This building would not be connected as are (and we are told will be in future development) all other buildings on campus.
  - \* large increase of traffic congestion on an already too busy inside road navigated by service vehicles, a multitude of visitors, vendors, emergency vehicles, 400 Oakwood employees, hundreds of Senior residents, etc.
  - \* demolition of the \$100,00 recreation center that was completed about a month ago. What kind of a plan is that?
- I could go on....

The Design Commission quickly recognized many of the flaws of this project when they recommended 6-2 against it going forward. I sincerely hope the Plan Commission and you as a member of the City Council (whose excellent objective is to provide more low income housing) will seriously consider the many issues and decide that there must be a better location than this in Madison for this valuable project.

Thank you.  
Hilde Adler

Re: AgeBetter Senior Affordable Housing Project

To: The Plan Commission, Alder Furman and all Concerned Parties:

I am a resident at Oakwood University Woods. I applaud and support initiatives for Affordable Housing for Seniors. However, I **do not support placing the AgeBetter Senior Affordable Housing Initiative on an inadequate parcel of land** – one that is fraught with numerous problems with many unintended consequences.

### **A Great Project on the Wrong Parcel of Land**

As briefly as possible, I will list already expressed problems and then address other issues that have not received as much attention.

- A 1.39 acres to house a building that is too large for the space. It provides essentially no enjoyable grounds for more than 80 people in the 70+ apartments which is an embarrassment for this worthy project.
- Architecturally, this is an unattractive, institutional-looking building that does not fit with the aesthetics of Oakwood's campus nor the neighborhood.
- It requires the destruction of valued green space that includes mature trees – a signature piece of Oakwood's property and identity. This space is part of the major entrance to Oakwood.
- The building fronts immediately on the sidewalk on Mineral Point Road in an urban style that is unattractive, does not fit with Oakwood nor the surrounding neighborhood and will be pelted with constant traffic noise.
- There are Mineral Point traffic problems at the turn-in, and perhaps will be more problematic if the bus lane is relocated to the center of Mineral Point Road as is talked about.
- The Urban Design Commission listed a number of problems with the new building design, placement, and appropriate function for Seniors which I hope you will review and take into consideration.

Other seldom mentioned issues:

- The reconfigured parking exit (new building) on a major incline presents its own obvious problems with water drainage, et al plus the added maintenance of snow and ice removal.
- Exiting from the parking garage onto our internal Campus Drive across from the upper Heritage parking garage exit is too close and problematic.
- The proposed upper crosswalk is also too close to that exit.
- A second crosswalk (downhill on Campus Drive) is dangerously sandwiched between the northern end of the new building with poor visibility down the Campus Drive hill to the right and the lower Heritage parking garage exit to the left.
- There is no elevated enclosed walkway connecting with an Oakwood building. This isolates many from easy access to Oakwood buildings and breaks the promise that always all buildings will be connected. The plan has stated the desire to be included in Oakwood activities. Walking the hill can be prohibitive for many and dangerous in inclement weather.
- This configuration necessitates the crossing of our Campus Drive; dangerous with its heavy load of resident traffic, delivery trucks, emergency vehicles (frequent) and eventually increased traffic with the proposed new Nursing Home to be built on our property. (Residents' traffic is currently greatly reduced during Covid with residents isolating as much as possible.)
- How would emergency vehicles access the new building area? Would they have to stop on our Campus Drive – which is narrow.
- There are no supportive services – such as general shopping, grocery stores and other amenities – within walking distance.
- Demolishing the newly opened Recreation Facility would be necessary, and is on the acreage to be developed. That facility recently cost \$100,000 to remodel and would cost more than

Page 3

that to replace, further increasing costs for AgeBetter who has offered to replace it. Finding another appropriate site on our grounds would also be difficult.

For the above listed reasons, please reject this project.

Sincerely,

Virginia A. Shannon, Oakwood Resident

October 16, 2020

**From:** Hanque Macari <macarihanque@gmail.com>  
**Sent:** Sunday, October 18, 2020 11:29 PM  
**To:** Plan Commission Comments <pccomments@cityofmadison.com>  
**Subject:** Agenda Item 62136 for Plan Commission

I wish to oppose the zoning request by the AgeBetter Group for a zoning change for a General Development Plan and for a Specific Implementation Plan for the following reasons:

Having spent nearly 60 years as an architect, planner and educator, both at UW-Madison and at City College of New York, I have been curious about the AgeBetter project since joining Oakwood Village in the middle of July of this year. I have gotten to know many of the residents and have already begun to form friendships, that I am confident will be lasting and rewarding. They have shared their thoughts about the project with me. I offer the following observations and opinions as a way of sharing with you what I have heard from other residents and my professional take on the consequences of the decisions that have been made so far, realizing of course, that everyone may not agree with my opinions. But I offer them, nonetheless:

Unlike many communities and neighborhoods in cities across the country, a significant number of Oakwood Village residents, its administrators and board members have taken a socially responsible position for supporting affordable retirement housing and have made a commitment to locate it on the Oakwood Campus. AgeBetter, a continuing care consortium made-up of two nonprofit retirement communities in Dane County, Oakwood Village and Attic Angels, have tendered an agreement to sell a 1.39-acre parcel of the Oakwood Village campus to Gorman & Company for the primary development of an affordable senior living apartment complex.

While AgeBetter's social intention is to be applauded, the resulting development solution is problematic for several reasons, not the least of which is that it establishes a building setback precedent along Mineral Point Road and destroys site assets and attributes that have historically given the Oakwood Village campus its valued recognition. It would be sad to see such a peerless gem, like Oakwood, suffer the loss of this sylvan setting in an attempt to wedge the proposed building into such a small space on the corner of an otherwise spatially relaxed campus. Also, this will ultimately raise the issue of sustaining the economic value of Oakwood Village in the future. In the past, residents have invested their lifelong savings in retirement housing that they assumed was a good investment and have expected that it will maintain a future market growth potential to add, not depreciate, to their net worth.

With the loss of the wooded setting there also will be the loss of an elegant and major "gateway" experience that visitors, residents and prospective residents currently perceive as they travel into the site off of Mineral Point Road— like the anticipation and mystery of an extended drive when accessing a private estate. And worse yet, that small, but effective wooded parcel would be replaced by a 60 foot high office building-like structure that would be on average 15 feet away from the front property line of the site (and sidewalk), a precedent nowhere else found along Mineral Point Road in either direction. The impact this structure would have on the scale of experience for both pedestrians and occupants of automobiles as they approach and pass this overbearing structure would easily have them perceive they were traveling through downtown Madison, but only momentarily.

I find fault with other issues in the current AgeBetter project solution, like accessibility and congestion during rush hour traffic, a better connection to the main campus to offset its feeling of isolation, a loss of control by Oakwood over the entrance drive accessibility and maintenance (as the plans show, there are two sections of the entry drive that are included in the sale of the 1.39-acres by Oakwood). These are just three additional issues that should be considered along with those stated above in making a major decision about the future of Oakwood Village.

Finally, it was by no radical decision that the Madison Urban Design Committee voted 8 to 10 to deny the AgeBetter Proposal on October 7th of this month. The Commission in a clear and professional manner, after spending considerable time trying to find some value in the AgeBetter design, denied the project as not even having benefit of a return visit to the Commission after some adjustments to the design, based on suggestions by the Commission, because there were no possible suggestions other than to find a new site to present. The Commission's reasoning, including most of what I have included in my critique, suggests that Madison, as much as it supports affordable housing, wants that housing, or should want it, to be a joyful and inclusive experience in living in a great metropolitan community...and not something that one can afford, but feel disconnected to the local residents like those of Oakwood Village and like the lack of connection of the AgeBetter design proposal residents to the caring and supportive residents of Oakwood Village.

Respectfully yours,  
Hanque Macari

The Oaks, Apt C67  
(262) 226-5349  
[macarihanque@gmail.com](mailto:macarihanque@gmail.com)

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**From:** Robert Eric Frykenberg <refryken@wisc.edu>  
**Sent:** Friday, October 16, 2020 4:18 PM  
**To:** Plan Commission Comments <pccomments@cityofmadison.com>  
**Subject:** PLANNING COMMISSION MEETING, ITEM=6145-630/ MP Rd Amend O Village GDP

OAKWOOD VILLAGE – UNIVERSITY WOODS CAMPUS

6205 Mineral Point Road, Madison

16<sup>th</sup> October 2020

TO THE CITY PLANNING COMMISSION

RE: PLAN ALREADY DENIED BY URBAN DESIGN COMMISSION

**6145-630/ MP Rd Amend O Village GDP**

**Against the Location of Proposed AgeBetter Building Project**

Jamming an affordable housing unit into the northeast corner of Oakwood's campus is a serious mistake. It has serious aesthetic, environmental, engineering and traffic problems.

- (1) **Destroying A Quiet, Sylvan Entrance to Oakwood:** A grove of oaks will be replaced by a curb-side building, bereft of a spacious setback along Mineral Point Road. Removing this sound barrier shielding will expose residents to ceaseless noise from one of the busiest thoroughfares in Madison, especially during rush-hour. What resident wants to sleep next to that?
- (2) **Dangerous Traffic Congestion:** Constant flow of cars belonging to over five-hundred Oakwood residents and six-hundred staff, along with service and emergency vehicles, plus vehicles of building & grounds staff, regularly move up and down the driveway to the light at the Island Drive Junction. Traffic congestion at forked roads adjacent to the Island Drive traffic light intersection will be compounded by AgeBetter vehicles.
- (3) **Flawed Exit from Underground Parking:** Moving the exit of underground garage, originally near the traffic light, to the south side, places it far (perhaps fifteen feet) below ground level. Such an exit will require a long and steep ramp, with retaining walls and safety fences on each side, leading to the driveway. This ramp poses serious engineering and maintenance challenges, especially for drainage and snow removal.
- (4) **Loss of Many Surface Parking Spaces & Lack of Sidewalk:** Current parking for staff and visitors on the east side will be lost to make way for such an AgeBetter driveway exit. The AgeBetter driveway, in latest drawings, emerges at the current crossing stop-sign leading down to the main entrance of Heritage Oaks. Also, no sidewalk provision is made for AgeBetter pedestrians who must negotiate crossing a busy driveway in all kinds of weather.
- (5) **Damage to Community Spirit Among Residents:** Until now, one never knew which Oakwood residents were recipients of affordable housing. A separate building for AgeBetter residents, not longer embedded with the Oakwood community will obliterate the social integration that the community has hitherto enjoyed.

The City Planning Commission should reject this location for AgeBetter's Project.  
Respectfully,

Robert Eric Frykenberg  
Oakwood Village Resident

**Robert Eric Frykenberg**  
**Professor Emeritus of History & South Asian Studies**  
**University of Wisconsin - Madison**

**122 Heritage Oaks (Oakwood Village),**  
**6205 Mineral Point Road, Madison, WI 53705-4457**  
**Email: [refryken@wisc.edu](mailto:refryken@wisc.edu)**



To: Madison Plan Commission  
From: Alison Lindsay Mares (Lindsay Mares is my last name)  
Date: October 15, 2020  
Re: 10/19/20 Agenda; Items #9 & 10, Legistar 60914 & 60683—Raemisch Farm Development

I am a member of the Northside Community Coalition, a grassroots group of residents concerned about proposals to develop agricultural land on the northside of Madison, and I write with concerns specifically regarding the proposed development of the gentle rolling hills of the Raemisch Farm property between 4000-4150 Packers Avenue and 4201 North Sherman Avenue.

First, this property is immediately adjacent to the Dane County Airport and the noise from the current F-16 jets is so loud that children studying at home in this area cannot hear their teacher when the jets fly overhead. The City's F-35 EIS Study reports that the noise level in at least one-third of the Raemisch Farm property along Packers/CV can be expected to be at least 65 decibels (which I find to be completely inconsistent with the 80 decibels regularly recorded from the current F-16s at our house about 2 miles from the airport). The F-35s are going to be considerably noisier than the F-16s. There is no plan for noise mitigation in this proposal and the noise from the F-35s alone should disqualify development of this property.

Second, the current proposal includes no "green" space; to anticipate that children and families in the apartments and houses will walk a mile either to Whitetail Ridge or Berkeley Oaks parks is unreasonable. Getting to Warner and Lake View Hill parks is even further and more unreasonable and involves crossing heavily trafficked roads. People want to just "go outside" to their neighborhood park to play and recreate within sight of their homes. The 2009 Northport-Warner Park-Sherman Neighborhood Plan, Concepts A and B (but particularly B), included a very different concept of mixed residential together with space for a park along Sherman Avenue as well as communal/green space and urban agriculture. Northsiders very much value their open spaces, their parks, and agricultural fields where wildlife and community gardening are part of their daily lives. That Madison Parks has determined that a park is not "necessary" in this development does not sit well with us on the northside.

Third, if this farmland has to be developed, I would like to see increased density with smaller more urban lot sizes to give potential home-buyers a dignified, humane way to get a foot in the door of homeownership in order to build stability and equity. House prices need to be attainable for first-time homeowners. Homes of 1000-1400 square feet, a one-car garage, and a small garden have served many of the near eastside neighborhoods well for over a century. And perhaps even consider cooperative or cohousing. At the bottom line I would like to see a better plat proposal than this current one of multi-story apartments and large housing lots, so that we can help to change people's lives for the better.

These are my main concerns about the Raemisch Farm property but there are others that also need to be addressed including school districting; drainage/runoff; pesticide contamination; transportation and traffic; major disruption to our wildlife and environment; and selling lots to builders, giving us little idea of what will actually be built.

I ask that the Plan Commission deny the rezoning request and preliminary plat proposal for the Raemisch Farm property until these issues can be addressed and, preferably, keep this land agricultural to preserve its natural rolling hills, ecosystem, and wildlife. Consider its urban environmental value instead of allowing intense development that will reap big rewards for the developer and incur significant cost to the neighborhood and city.

Thank you.

**From:** [Alice Erickson](#)  
**To:** [Parks, Timothy](#)  
**Cc:** [Furman, Keith](#); [Martin, Arvina](#)  
**Subject:** 6145 Mineral Point Rd Proposal  
**Date:** August 19, 2020 6:23:32 PM

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Caution: This email was sent from an external source. Avoid unknown links and attachments.

While I'm very in favor of affordable apartments for seniors, I am against this location, bumping up to Mineral Point Road. The design company says:

*The foundation of the building will be planted with an impressive amount of deciduous and evergreen shrubs as well as perennial flowering plants to provide summer and winter interest throughout.*

However, saying an 'impressive amount' of small things in no way replaces the value of the 30 trees they are clear cutting (all trees in this area) to build this building. A shrub does not replace a tree. This is after losing a lot of trees just across the street for the drainage pond that was recently put in. Besides losing valuable trees, the apartments will be right on the street with no noise barrier. And Mineral Point Rd is a busy, noisy thruway to the center of Madison. I'm very familiar with this area as my folks lived at Oakwood for 12 years and I visited most days.

Alice Erickson  
5109 Spring Ct.

**From:** [Julie Hayward](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Oakwood/AgeBetter project  
**Date:** Tuesday, October 13, 2020 10:36:11 AM

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Caution: This email was sent from an external source. Avoid unknown links and attachments.

As an Oakwood Village University Woods resident, I wish to object to the AgeBetter apartment facility whose adjacent Mineral Point Road construction would obliterate the fine oak woodland grove that defines the Oakwood entrance and should be conserved for its own sake. The building's location would subject AgeBetter residents to pedestrian and vehicular hazards and to considerable traffic noise without compensatory amenities. Oakwood Village and its residents have established their commitment to affordable housing on its campus but this project is quite wrong for its location and many other considerations. Thank you. Julie Hayward Heritage Oaks, Apt. 801

**From:** [Stanley Payne](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** 6145-6301 Mineral Point Road - Amend Oakwood Village  
**Date:** Monday, October 12, 2020 9:52:41 PM

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Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Plan Commission members:

This is a poorly conceived, badly designed project that is environmentally destructive and is vigorously opposed by many Oakwood Village residents. It would eliminate an entire section of woodland and irreparably ruin the natural harmony of the entrance to the Oakwood campus, called by some a "peerless gem." This natural growth could not be restored, and a sylvan setting would be replaced by a crowded downtown-type urban structure without any appropriate physical setback, completely out of character with this entire district of Mineral Point. The building would literally be jammed into a small northeast corner, totally out of harmony with the rest of the spatially relaxed campus. The present entrance is lovely, open and natural. Once destroyed, it could never be restored. The damage would be incalculable. The building would, moreover, be completely out of character in its dimensions and distancing with existing buildings on Mineral Point Road.

Environmental destruction and terrible esthetics are only the beginning of many problems and drawbacks. The building is designed without balconies or open space. It does not reflect the "New Urbanism" because its only advantage is one near-by bus stop, with all other services some distance away. Renters would not be residents of Oakwood Village, so that use of its services would require a significant monthly fee that many might not be able to afford.

It is placed smack-dab at the main entrance to campus, with a steep ramp to underground parking difficult to clear in winter, and the number of cars involved would add considerably to congestion at or near the Mineral Point entrance, particularly during rush hour, while increasing pedestrian hazards for elderly Mineral Point residents. The connection to the main campus is up a hill, which might be problematic for senior renters, and this in turn might impose isolation on the latter. Furthermore, the plan evidently requires Oakwood to sell a section of entry drive to this project, which only adds to problems of accessibility and maintenance.

A project like this should be in a more normal urban setting that is less crowded and has more space of its own, with easier access to other services. The present concept is artificial, dysfunctional and destructive.

Sincerely,

Stanley Payne

Hilldale-Jaume Vicens Vives Professor of History Emeritus, UW-Madison

Resident of Oakwood Village

**From:** [KATO L PERLMAN](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Objection to AgeBetter building to Plan Commission  
**Date:** Monday, October 12, 2020 10:34:56 AM

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Caution: This email was sent from an external source. Avoid unknown links and attachments.

It is a TERRIBLE idea to sell Oakwood property to AgeBetter or any such organization since they permanently lose control over property in the middle of Oakwood, endangering Oakwood's residents and ruining Oakwood.

I would like to emphasize that I am NOT against helping low income seniors!

Suggestion: demolish the already empty "Terraces building" next to the Tower if needed raise enough money to demolish the Terraces instead of ruining Oakwood! It is a far superior location for low income apartments than AgeBetter's plans.

From other residents:

We believe that the senior housing project next door to Oakwood is a bad idea. Presumably the building would be owned by "Age Better," an association between Oakwood and Attic Angels. Oakwood would sell the land to the developer, so in fact it would no longer own the property.

The removal of all the oak trees on that land would change the character of our campus, making it look like a commercial mall. It would also create major driving and walking issues. In the meantime, it would appear that Oakwood must start all over to develop its own plans for creating a new campus, since the previous plan, although very attractive, was too expensive.

**PLEASE REJECT THIS ILL CONCEIVED PROJECT!  
THANK YOU!**

Kato Perlman  
[kperlman@wisc.edu](mailto:kperlman@wisc.edu)  
6205 Mineral Point Rd #810  
Madison, WI 53705  
608-238-3819

**From:** [Nancy Webster](#)  
**To:** [Parks, Timothy](#)  
**Subject:** AGE BETTER PROJECT/OAKWOOD PROPERTY  
**Date:** September 29, 2020 8:44:13 AM

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Caution: This email was sent from an external source. Avoid unknown links and attachments.

Good Morning Tim,  
Thank you for taking your time on a worthy project for aging better.  
Please distribute my expression of concerns regarding the  
AGE BETTER PROJECT/OAKWOOD PROPERTY.

**Conceptually**, I am very supportive of Madison AgeBetter projects and the development of one now under consideration for Oakwood University Woods. However, I am no longer supportive for the reasons listed below. My vote for the AgeBetter Project/Oakwood University Woods specific site is negative.

#### **TRAFFIC**

Traffic surveys conducted during Covid – 19 would not characterize Island Drive entrance and exit traffic. Prior to this pandemic, a vast array of residents' and visitors' vehicles entered and exited in addition to our current daily large number of required vehicles that vary in length, width and height. These are required for exterior and interior maintenance, variety of campus deliveries, Agrace support, moving vans, emergencies, buses for events, and field trips to name a few.

The current access road for the AgeBetter unit, even with the new placement farther north, would continue to have a detrimental impact on traffic patterns with the addition of Age Better residents' vehicles and maintenance. Also it would raise safety concerns. The line length of the cars and trucks halted at the current stop sign and Mineral Point Rd traffic light would pose problems.

#### **ENVIRONMENTAL GLOBAL WARMING**

The current drawings show the removal of a very large number of tall dense trees. World conditions exacerbated by the number of large wildfires require, among other measures, that we maintain large growths of trees and provide for many more trees to be planted. The few small trees that are listed to be planted are insufficient compared to the size and number of large healthy trees that would be removed.

#### **PEDESTRIAN SAFETY / PHARMACY, VILLAGE INN, BISTRO, ART CENTER**

AgeBetter residents would have the opportunity to utilize events in campus buildings. Their safety in crossing over the busy access road with vehicles entering/exiting, from/to Island Drive would be a major concern during all types of weather and lighting conditions.

#### **ACERAGE SIZE FOR DESIGNED BUILDING**

In my opinion the designed building for my above reasons is not a functional size for the small two and half acres available.

Regards,

Nancy Webster

--

Nancy E. Webster, 6205 Mineral Point Rd Apt 222., Madison WI 53705  
Home: 608-233-8410, Mobile: 608-335-6876, [nwebster7@gmail.com](mailto:nwebster7@gmail.com)

**From:** [wlhansen](#)  
**To:** [Plan Commission Comments](#); [W. Lee Hansen](#)  
**Subject:** Reject Gorman AgeBetter project 6145 Mineral Point Road  
**Date:** Wednesday, October 14, 2020 7:18:13 PM

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Caution: This email was sent from an external source. Avoid unknown links and attachments.

This project should be rejected. The undistinguished building slated for construction on a too-small plot of land, will be a permanent blight on Oakwood's lovely tree-filled campus and on Mineral Point Road. The physical isolation from the rest of the integrated campus will limit AgeBetter residents from easy contact with Oakwood's Independent Living residents. Plus, the hazards for the elderly residents are serious: crossing the heavily-trafficed Oakwood Road that must accommodate resident and staff cars, including service and emergency vehicles, navigating the narrow up-hill sidewalk to the Heritage Building, and doing so through wind, rain, snow, and ice will not be easy. Finally, the underground parking arrangements are fraught with difficulty---the narrow steeply upward sloped entrance way combined with the sharp right turn to exit onto the Oakwood Road is



setting the stage for accidents to happen.

The entire project is ill-conceived and should be soundly rejected. W. Lee Hansen, 6205 Mineral Point Road, H 503, Madison WI 53705.--

W. Lee Hansen  
Professor Emeritus, Economics  
University of Wisconsin, Madison  
<http://www.ssc.wisc.edu/~whansen/>  
phone: 608-237-2827  
6205 Mineral Point Rd H503  
Madison, WI 53705

14 October 2020  
Apartment B29- the Oaks at Oakwood  
6225 Mineral Point Road  
Madison , WI 53705

Dear Members of the Planning Commission and City Council

I am a resident of one of the independent living units here at Oakwood University Woods . I am writing to voice my strong support for the proposed senior affordable housing project on our campus here on Mineral Point Road

The Oakwood Senior Living Community provides a valuable continuum of care for its residents – a range of living conditions including independent living , skilled care, assisted living , and memory care services--- that is available as our residents experience the need for more intensive levels of care while continuing to live in community.

Oakwood Senior Living Community has, from its beginning, had a strong commitment to providing these services to seniors with limited financial assets.

This ability to continue to provide affordable senior housing and care is threatened by the fact that the Tower facility , where seniors receiving subsidized rental assistance are presently housed, is an aging building that is nearing the end of its life. The Gallery building which also provided subsidized housing has already been closed.

The proposed affordable senior living project will enable Oakwood to continue to provide this vital element of its mission. Last year over 100 residents of Oakwood voiced their concern that the Oakwood Senior Living Community continue to provide its services to lower income seniors who presently are and should continue to be valued members of this economically diverse community that is Oakwood.

Sincerely,

Wynn Davies  
608 238 1817  
Lorwyn@sbcglobal.net  
cc. Reg Hislop, Chief Executive Officer  
Curt Bush, President Oakwood Residents Senate

**From:** [Stanley Payne](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** 6145-6301 Mineral Point Road - Amend Oakwood Village  
**Date:** Monday, October 12, 2020 9:52:41 PM

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Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Plan Commission members:

This is a poorly conceived, badly designed project that is environmentally destructive and is vigorously opposed by many Oakwood Village residents. It would eliminate an entire section of woodland and irreparably ruin the natural harmony of the entrance to the Oakwood campus, called by some a "peerless gem." This natural growth could not be restored, and a sylvan setting would be replaced by a crowded downtown-type urban structure without any appropriate physical setback, completely out of character with this entire district of Mineral Point. The building would literally be jammed into a small northeast corner, totally out of harmony with the rest of the spatially relaxed campus. The present entrance is lovely, open and natural. Once destroyed, it could never be restored. The damage would be incalculable. The building would, moreover, be completely out of character in its dimensions and distancing with existing buildings on Mineral Point Road.

Environmental destruction and terrible esthetics are only the beginning of many problems and drawbacks. The building is designed without balconies or open space. It does not reflect the "New Urbanism" because its only advantage is one near-by bus stop, with all other services some distance away. Renters would not be residents of Oakwood Village, so that use of its services would require a significant monthly fee that many might not be able to afford.

It is placed smack-dab at the main entrance to campus, with a steep ramp to underground parking difficult to clear in winter, and the number of cars involved would add considerably to congestion at or near the Mineral Point entrance, particularly during rush hour, while increasing pedestrian hazards for elderly Mineral Point residents. The connection to the main campus is up a hill, which might be problematic for senior renters, and this in turn might impose isolation on the latter. Furthermore, the plan evidently requires Oakwood to sell a section of entry drive to this project, which only adds to problems of accessibility and maintenance.

A project like this should be in a more normal urban setting that is less crowded and has more space of its own, with easier access to other services. The present concept is artificial, dysfunctional and destructive.

Sincerely,

Stanley Payne

Hilldale-Jaume Vicens Vives Professor of History Emeritus, UW-Madison

Resident of Oakwood Village

**From:** [JANET L CHRISTIAN](#)  
**To:** [Plan Commission Comments](#); [tparks@cityofmadison.org](mailto:tparks@cityofmadison.org)  
**Subject:** 11/9/2020 5:30 mtg. Agenda item 11  
**Date:** Friday, November 6, 2020 4:12:37 PM

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Caution: This email was sent from an external source. Avoid unknown links and attachments.

Planner Parks:

This is to explain my primary objection to the AgeBetter project to be discussed at the Plan Commission's 11/9 meeting at 5:30. I am a resident of Oakwood Village.

I believe that this project is unsuitable for the site for which it is proposed. I believe it CREATES UNSAFE CONDITIONS for the residents of the proposed AgeBetter complex as well as for the residents of Oakwood Village. That is because it would put a great deal of additional navigating stress on the ELDERLY PEOPLE, service workers, and visitors who would use the normally busy main Oakwood Campus driveway. I urge you to envision driving or walking it for yourself, especially noting the number of intersections there would be from where the AgeBetter building would begin to where the AgeBetter property would end. You would encounter:

- 2 driveways entering/exiting the garages of the Oakwood residence on the right
- 2 driveways entering/exiting the AgeBetter complex
- 2 tabletop walkways crossing the drive
- 1 driveway entering/exiting the drive to the front entrance to the Oakwood residence on the right
- the main driveway's considerable slope and curve

All of this would make it difficult for elderly people to safely navigate this area—not a situation for “aging better.”

Further, I am very disappointed that the Plan Commission has not taken seriously the Urban Design Commission's 6-2 vote to reject this project. The UDC registered major disapproval of, among other things, the removal of all the mature oak trees on the site to build the project.

Last, Oakwood residents had the opportunity to see the revised plan at a Zoom meeting on Friday, November 6. There were a number of issues that had not yet been addressed by the builders, i.e. best location for the emergency generator installation, relocation of the Recreation Facility, and relocation of parking stalls for Oakwood employees and visitors that would be sacrificed for the project.

Thank you for your consideration of these matters.

Jan Christian

**From:** [ROBERT E FRYKENBERG](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** TERRIBLE LOCATION FOR A MOST WORTHY AGE BETTER BUILDING  
**Date:** Saturday, November 7, 2020 4:12:06 PM

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Caution: This email was sent from an external source. Avoid unknown links and attachments.

OAKWOOD VILLAGE – UNIVERSITY WOODS CAMPUS  
6205 Mineral Point Road, Madison

6<sup>th</sup> November 2020

TO THE CITY PLANNING COMMISSION  
RE: PLAN ALREADY HALTED BY URBAN DESIGN COMMISSION

**Against the Location for A Most Worthy Proposed AgeBetter Building**

Jamming an affordable housing unit into the northeast corner of Oakwood's campus is a serious mistake. It has serious aesthetic, environmental, engineering and traffic problems.

- (1) **Destroying The Quiet, Sylvan Entrance to Oakwood:** A grove of oaks will be replaced by a curb-side building, bereft of a spacious setback along Mineral Point Road. Removing this sound barrier shielding will expose residents to ceaseless noise from one of the busiest thoroughfares in Madison, especially during rush-hour. What resident wants to sleep next to that?
- (2) **Dangerous Traffic Congestion:** Constant flow of cars belonging to over five-hundred Oakwood residents and six-hundred staff, along with service and emergency vehicles, plus vehicles of building & grounds staff, regularly move up and down the driveway to the light at the Island Drive Junction. Traffic congestion at forked roads adjacent to the Island Drive traffic light intersection will be compounded by AgeBetter vehicles.
- (3) **Deeply Flawed Egress from Underground Garage:** Moving the exit of underground garage, originally near the traffic light, to the south side, places it far (perhaps fifteen feet) below ground level. Such an exit will require a long and steep ramp, with retaining walls and safety fences on each side, leading to the driveway. This ramp poses serious engineering and maintenance challenges, especially for drainage and snow removal.
- (4) **Loss of Surface Parking Spaces & Lack of Sidewalk:** Current parking for staff and visitors on the east side will be lost to make way for such an AgeBetter driveway exit. The AgeBetter driveway, in latest drawings, emerges at the current crossing stop-sign leading down to the main entrance of Heritage Oaks. Also, no sidewalk provision is made for AgeBetter pedestrians who must negotiate crossing a busy driveway in all kinds of weather.
- (5) **Damage to Community Ethos Among Residents:** Until now, one never knew which Oakwood Village resident received affordable housing. A separate building for AgeBetter residents, not longer imbedded with the Oakwood community will obliterate common social integration that the community has hitherto enjoyed.

The City Planning Commission should reject this location for AgeBetter's Project.

Respectfully submitted,

Robert Eric Frykenberg  
Oakwood Village Resident

Sent from [Mail](#) for Windows 10

**From:** [ROBERT W PRICER](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Nov. 9 Plan Commission - Age Better Project  
**Date:** Sunday, November 8, 2020 11:47:19 AM

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Caution: This email was sent from an external source. Avoid unknown links and attachments.

This message is submitted to voice my **opposition** to the Age Better revised project that will be considered at the November 9 Plan Commission meeting.

Even with the design revisions, the parcel is too small for the proposed building creating many problems. The **trees**, especially those along Mineral Point Road, are priceless and efforts should be made to save them if at all possible. This project is being rushed through simply to meet the WHEDA tax credit application deadline. Why not **SLOW DOWN** and take the time to develop and design the project properly?

I'm a resident of Oakwood and support senior subsidized housing on or near our campus, but not with a rushed project that unnecessarily removes the mature trees along Mineral Point Road.

Thank you for considering my concern about this proposed project.

Bob Pricer



**From:** [Dana Warren](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** File # 62136 - Rezone 6145-6301 Mineral Point Road  
**Date:** Sunday, November 8, 2020 5:34:51 PM

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To: City of Madison Plan Commission

Just want to reassure you that as a senior citizen and westside Madison resident, I am still very happy to support the proposed affordable housing facility for senior citizens at this location. I fully support the suggested changes made to the building and building placement on the property. The AgeBetter (SAIL) philosophy of providing the space, assistance, and amenities to age comfortably and safely "in place" is particularly important now given the growing number of older residents in the City. This location offers easy access to public transportation, shopping, recreation and green spaces - mostly within walking distance.

I encourage the Planning Commission to approve this proposal.

Dana J Warren  
Retired Real Estate agent  
City of Madison  
Community & Economic Development Unit  
608-833-5703

**From:** [LINDA M HOLTHAUS](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Age Better  
**Date:** Sunday, November 8, 2020 6:28:23 PM

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Caution: This email was sent from an external source. Avoid unknown links and attachments.

We would like to register support for the Age Better project proposed for Mineral Point Road. We are residents of Oakwood Village, in the Heritage Oaks independent living building. This is the building nearest to the plot proposed for the construction. Having the Age Better facility adjacent to Oakwood Village has many potential advantages and fulfills the desire of many at Oakwood that lower income people (some of whom were already displaced from the Oakwood Village Tower) would have access to affordable accommodations.

Walt and Linda Holthaus

101 Heritage

6205 Mineral Point. Rd. Apt. 101

Madison, WI 53705

**From:** [Rueben Buse](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Age Better Project, Mineral Point Road  
**Date:** Monday, November 9, 2020 11:20:31 AM

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Caution: This email was sent from an external source. Avoid unknown links and attachments.

I would like to register my opposition to the proposed Building on the east end of OakWood Village for several reasons.

First, the location is ill suited for elderly residents, given the recently released plans for the development of that Area. The increase in traffic, congestion and activity within the University Park area is not conducive for aged retirees in the Age Better building. They will want quite and views of a bucolic area, NOT cars, buses and people activities.

Secondly, The increase in traffic on Mineral point Road will make access to Oakwood via Inner drive congested and choked with residents, staff changes, and visitors at the Inner drive light in mornings and afternoons. The new proposed building will add several hundred residents, visitors and staff all wanting access and egress to Mineral point road.

THirdly, A new big building sited close to sidewalks on the south side of Mineral point road will greatly detract from current building setbacks to the west along Mineral point road with its'current tree lined roads, walks, and greenery between buildings and the road. A new building with no setback will be an eyesore, and really detracts from the name, OAKWOOD!!

Respectfully submitted  
Rueben C. Buse  
6205 Mineral Point Road, Apt 603.

**Rueben Buse**

**Rueben Buse**  
[rbuse32@gmail.com](mailto:rbuse32@gmail.com)  
608-238-7331

**From:** [Rueben Buse](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Agenda Item 11 Comments ;11/9/2020  
**Date:** Monday, November 9, 2020 11:18:09 AM

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Caution: This email was sent from an external source. Avoid unknown links and attachments.

I feel the developers thoughtful consideration of the many suggestions at previous meetings are good additions. However, I still cannot support the current plans. Putting such a large building in that location will look squeezed. First, being close to the Mineral Point road sidewalk is not compatible with other construction along Mineral Point. West from this building all buildings are set back with greens on the greenway with spaces between them!

Second, traffic issues at the Oakwood Main Entrance and the Inner drive Stoplight particularly at the afternoon shift change is already challenging not withstanding adding new residents, visitors, new deliveries and services to existing roadways.

Thirly, removing mature oak trees east of the entrance detracts from the concept that our retirement home name is "Oakwood." and the parklike nature of Mineral Point road to the west.

**Liz Murray**  
**6205 Mineral Point Rd #420**  
**608-824-9752**

608-238-7331

November 9, 2020

To: Members of the Madison Plan Commission

From: Diane Adams, Heritage Oaks #703, Oakwood Village University Woods

Re: AgeBetter Proposal for Mineral Point Road

We have lived at Oakwood Village University Woods for the past 5 years, enjoying our retirement years in a safe, comfortable setting. We had lived in this neighborhood for more than 50 years, so the move here was a natural transition for us – and a decision we do not regret. There is tremendous value in having all amenities here (dining services, pharmacy, cultural enrichment events in the auditorium, and so on) easily accessible via covered pathways.

A couple of years ago, we were saddened to learn of the Oakwood board decision to close the Tower with its rental units – some providing housing for low-income residents on this campus. We hoped there would be plans for a new building that could include rental units for low-income seniors. However, we were told there is no space on campus that could connect affordable housing without having to face the elements to participate in Oakwood activities.

The AgeBetter proposal allows for the purchase of a quite small section of the Oakwood property by this non-profit group to provide Section 42 housing, and I have been following that proposal closely. It was good to see some modifications now being presented for approval by the Plan Commission. Pushing it back 18' is a good idea and may offer a little more of a buffer for the sound/noise on Mineral Point Road. Adding balconies and first floor parking/drop off appear to be effective plans.

However, I still question the advisability of cutting down so many trees, the actual impact of moving the power supply back-up right underneath the Heritage building, and whether 1.39 acres is sufficient land for a project of this density. Further, the major issue for me now is the redesigned lengthy and steep driveway into the proposed underground parking area. The proposal reveals several hazards that AgeBetter residents might face negotiating an entrance to their residence (its steep incline, a sharp 90-degree turn, and the possible unreliability of a heated driveway in bad weather). In addition, the entrance is proposed to be right near the very busy intersection of the Heritage Oaks parking circle.

As you consider approving this plan, perhaps more modifications could be required that might better guarantee the safety and well-being of our potential neighbors in the Age/Better complex.

Thank you.

