

From: [Planning](#)
To: [Plan Commission Comments](#)
Subject: FW: Concerns about plans for 6604 Odana Road
Date: Thursday, August 4, 2022 10:04:34 AM

From: Clare Boulanger <clboulanger@outlook.com>
Sent: Wednesday, August 3, 2022 11:31 PM
To: Planning <planning@cityofmadison.com>; Zoning <zoning@cityofmadison.com>
Subject: Concerns about plans for 6604 Odana Road

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Dear members of the Planning and Zoning Boards,

We residents of Normandy Square Apartments (6509 Normandy Lane) were recently apprised of a project proposed for the lot on which the now-closed Silver Cinema (aka Market Square Theater) sits (6604 Odana Road). When I say we were apprised, what I really mean is that we were gobsmacked. The plan, mooted by Apex Real Estate in conjunction with Walter Wayne Development, is to build a six-story apartment building on the lot. Has there been any consideration of the fact that Normandy Square is a senior independent living facility?

The construction phase of this project will present health challenges to the seniors here, what with all the dust, noise, and construction traffic. Even after completion of the project, similar challenges will continue, seeing as we'll have upwards of 250 new neighbors and 100 new cars added to the neighborhood. And by "neighborhood," I mean we'll be neighborly indeed, in the sense of proximity. There is only the width of a two-lane roadway between Normandy Square and what will be the new building. We will literally lie in its shadow.

We're not unreasonable people. We recognize that there's a dearth of apartments in Madison, although 6604 Odana will be one of several complexes that have been built or will be built in this area, with none providing the affordable housing the city *truly* needs. We have also known that once the cinema closed (a tragedy from which I, for one, have not fully recovered) that *something* would happen to that lot, but we hardly imagined anything so large and imposing. Is there *any* possibility that the new building could be resized in a way that is better suited to its surroundings?

Think in terms of your parents and grandparents--would you want them spending their final days 30 feet from this massive project?

I thank you in advance for your attention, and if you're also feeling some compassion, so much

the better.

Sincerely,

Clare Boulanger
Normandy Square Senior Apartments