

**HEARTLAND
ALLIANCE**
HOUSING

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December 4, 2015

Heather Stouder, AICP
City of Madison
Department of Planning & Community & Economic Development
215 Martin Luther King, Jr. Blvd
Madison, WI 53701

RE: 7933 Tree Lane, Madison
Request for Reduction in Parking Requirement

Dear Ms. Stouder,

Heartland Housing, Inc. is requesting of the City and the Planning Commission a reduction in the required parking spaces related to our proposed family permanent supportive housing development at 7933 Tree Lane. Specifically, Heartland Housing, Inc. is requesting a reduction to 27 parking spaces instead of the required 1 space per 1 dwelling unit. This request is justified by the attached transportation plan and parking study.

If you need additional information related to this request please contact me at 414-207-4443.

Thank you,



Matt Melendes
Heartland Housing, Inc.

Transportation Plan for 7933 Tree Lane, Madison

Heartland Housing and YWCA Madison will accommodate the transportation needs of its residents, staff, and visitors through:

- 1.) **Adequate parking.** The development site will accommodate 27 parking stalls on site. This is within the recommended range per the parking study. The parking study is based on parking usage at Heartland's current supportive housing properties. It also exceeds the requirements (1 space for every 5 dwelling units) for permanent supportive housing in the Milwaukee zoning ordinance (295-403-2-a), the only jurisdiction to call out this use specifically as it relates to parking. Though Heartland understands that Chicago and Milwaukee are different communities with different needs, we don't foresee this development requiring additional parking. Our Maskani Place family supportive housing project in Milwaukee, which serves the target population, provides 17 parking spaces for 37 apartments (0.46 spaces per dwelling unit).

Locally, our partner the YWCA currently operates a variety of housing options in Madison. Their main property on the square includes 98 housing units and 12 shelter units and has no designated parking spaces and approximately 10 percent of these households have cars.

There is also additional street parking available on Tree Lane, with 30 spaces in proximity to the site. Due to the neighboring businesses having more than adequate parking, it is not anticipated that other businesses will compete for these spaces.

In addition, Heartland and the YWCA will promote alternative transportation methods to the residents in several ways as described below.

- 2.) **Public transportation.** The Tree Lane site is well served by the City of Madison Metro Transit Bus Service, with 5 bus stops and 2 bus routes within an approximate 0.3 mile radius. Bus routes include:
 - a. #15: Runs weekday service.
 - b. #67: Runs 7 days per week. Weekdays: every 15 minutes between 6:30AM to 12:15pm and between 3:45PM to 6:45PM; every 30 minutes between 12:15pm to 3:45PM and between 6:45PM and 11:45PM. Runs hourly on weekends and holidays between 7:15AM and 10:15PM.

- 3.) **Shuttle Service.** Heartland is collaborating with the Madison YWCA's Community Rides program to contract shuttle service 1-2 days per week. The shuttle would take residents to a local grocery store and/or regional retailer, allowing time for shopping, with return transportation. This would be part of the development's operating budget.
- 4.) **Supportive services assistance.** The supportive services budget of YWCA Madison will include line items for client support transportation as well as mileage reimbursement for YWCA employees when assisting residents with appointments as well as public transportation fares for medical and various offsite appointments.
- 5.) **Promotion of bicycle use.** Madison is well known for its bicycling culture and will promote this mode of transportation to its residents as an affordable, easy, and low maintenance way to get around the city. The bike lane along Mineral Point Road makes services and amenities along Mineral Point Road and beyond accessible via bicycle. Heartland will provide sixty (60) indoor bike storage spaces as well as 14 exterior spaces for guests of the residents and staff. Furthermore, Heartland will consider purchasing bikes for the development to be shared between residents on a sign-out basis and to sponsor bike safety and maintenance classes for residents to get more comfortable with bike ownership.
- 6.) **Grocery delivery.** Heartland will promote and coordinate grocery delivery service. If needed, Heartland will work with a local grocer or two to provide economical delivery to residents. Madison has several options for grocery delivery:
 - a. Hy-Vee
 - Delivery: Offered three times 7 day per week.
 - Fee: ranges from free to \$4.95
 - b. Fresh Madison Market
 - Delivery: 7 days per week.
 - Fee: \$5.95 shopping fee. Delivery is free.
 - c. Metcalfe's
 - Delivery: 1PM to 5PM, Monday, Wednesday and Friday. 8:30am to 1pm and 5:30PM to 8:30PM Tuesday, Thursday and Saturday.
 - Fee: \$5.95.
 - d. Woodman's
 - Delivery: 7 days per week 11AM-2PM (not Sunday) and 4PM to 7PM
 - Fee: \$14.95

MEMORANDUM



Date: 12/4/2015
Project: Madison Supportive Housing
Ayres#: 27-1019.10

To: Matt Melendes
Associate Director of Real Estate Development

From: John Lichtenheld, P.E., AICP

Re: Parking Evaluation

The current Madison west side proposal for the Heartland project includes a 45 unit building with a total square footage of 60,166 square feet on 4 levels at 7933 Tree Lane. The site plan includes 27 off street parking spaces (which includes 4 handicapped parking spaces) or 0.6 parking spaces per unit. The zoning code requires 45 off street parking for this particular use or 1 parking space per unit. The developer is requesting a reduction in off street parking due to the intended use of the development and experience with similar developments.

The following are some of the existing conditions related to off-site parking that we believe are relevant to the uniqueness of this proposal:

- This project is targeted at low income families that generally do not have a private automobile at their disposal;
- In addition to the 27 off street parking spaces provide, there is additional on street parking available. Tree Lane is currently 34 feet wide and improved with sidewalk, curb, and gutter. There is on street parking allowed on Tree Lane with 30 spaces available on the current block face;
- There will be a maximum of 4 employees at the facility at one time;
- There is a high level of transit service available on Mineral Point Road one block away; and
- Bicycle storage for 74 spaces will be provided on site.

Based on experience with similar developments in the Madison area, we have evaluated the potential parking demand based on the following:

1. The city recently approved the Rethke Avenue Supportive Housing development with an off street parking ratio of .22 parking spaces per unit.
2. We contacted Porchlight Services to discuss their experiences at similar existing facilities in the Madison area. Of their three facilities that we reviewed (Pheasant Ridge Trail, Brook Street and Nakoosa Trail), the Nakoosa Trail facility is probably the most similar in size (48 units), location (urban fringe) and use (although it does have some daytime use). This facility has 19 stalls which includes 6 staff member parking spaces (.4 parking stalls per unit). If this same ratio was applied to this project, it would indicate a parking demand of 18 parking spaces.

Hire Smart[®]

3. Heartland currently has seven similar housing projects in Chicago and Milwaukee. Of those, five have off street parking accommodations as summarized in **Table 1**. The average off street parking supply is .24 off street parking spaces per unit. With 45 beds and .24 parking spaces per unit the new project would suggest 11 parking spaces would be sufficient.
4. In reviewing the International Transportation Engineers (ITE) peak parking rates, the closest land use (#254, Assisted Living) for parking comparison is .24 spaces per dwelling unit (DU). A Low/Mid-Rise Urban Apartment (ITE land use #221) has a parking coefficient range of .66-1.43 parking spaces per dwelling unit.
5. A comparison of the number of parking spaces filled by tenants as a percentage of dwelling units (DU) from 6 similar projects (Table 1) was 16%. Applied to this facility that would suggest only 7.2 spaces would be filled by tenants.

Applying these ratios to the proposed development could mean a range in demand of 11 to 30 parking spaces. The proposed development will have 27 off street parking spaces.

Based on these findings, we are recommending the following strategies to meet the parking supply for this development:

- Off-street parking on site: 27 parking spaces (23 regular and 4 handicapped space), see Attachment 1.
- On-street parking along the block face of the project: 30 parking spaces within 230 feet of the building, see Attachment 1. These spaces are unsigned with no maximum parking time shown.
- There are an additional 50 on-street, parking spaces less than a quarter mile from the facility, see Attachment 1.

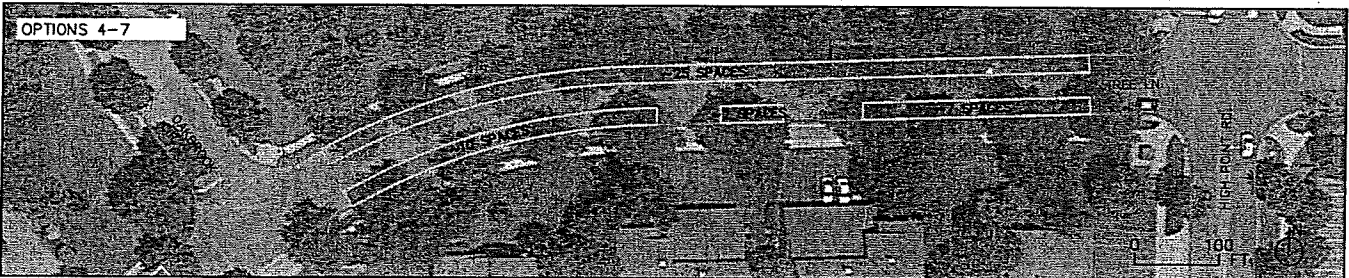
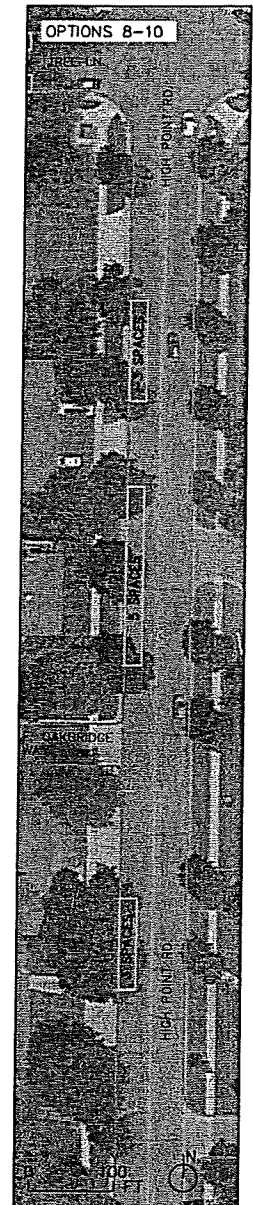
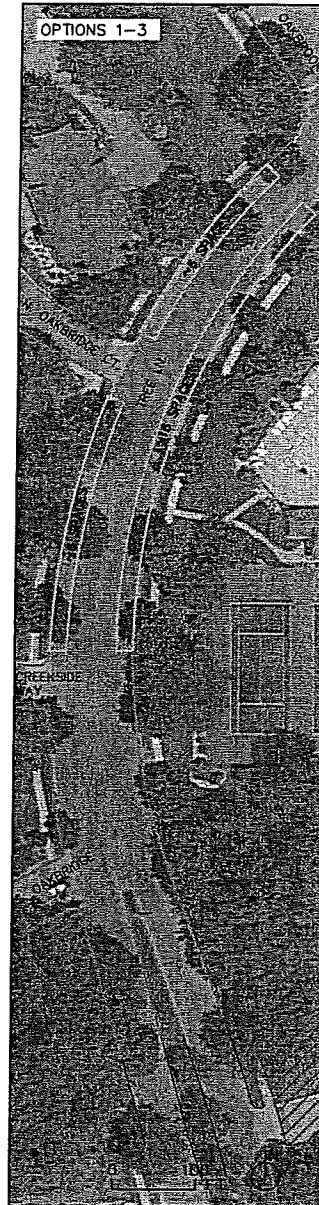
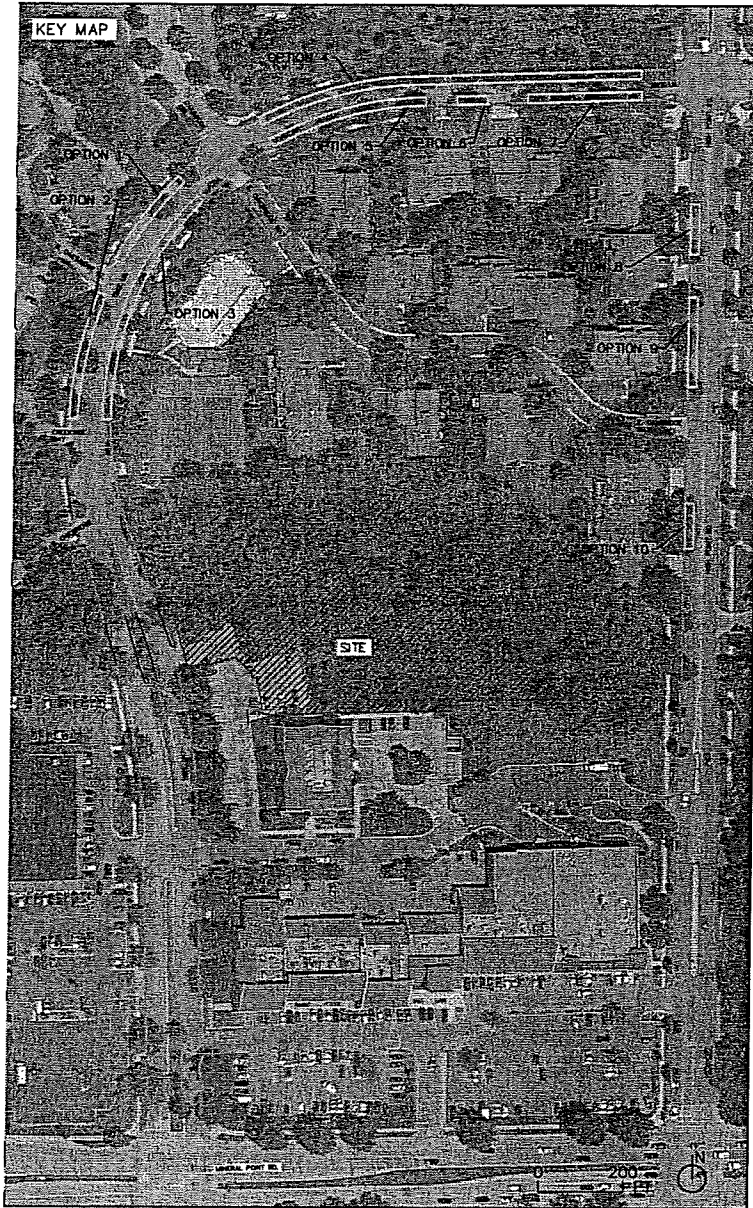
Table 1: Heartland Housing Parking Examples

Property	Address	Parking Spaces Available	Parking Spaces Filled	Number of Units	Parking Spaces/Unit
Maskani Place	320 E Center Street, Milwaukee, WI	17	17	37	0.46
Prairie Apartments	1218 West Highland Ave., Milwaukee, WI	9	2	24	0.38
Capuchin Apartments	2502 W. Tamarack St. Milwaukee, WI	8	6	38	0.21
Harvest Commons	1519 W. Warren Blvd. Chicago, IL	10	0	89	0.11
Karibuni Place	8200 S. Ellis Chicago, IL	20	20	72	0.28
Los Vecinos	4250 W. North Chicago, IL	10	6	60	0.17
Madison Supportive Housing	715 Rethke Ave. Madison, WI	13*		60	0.22**
Mae Suites	148 N. Mayfield Chicago, IL	No Parking Available		39	
Leland Apartments	1207 W. Leland Chicago, IL	No Parking Available		137	
Total	not including Mae and Leland	74	16%	380	0.19

*There are an additional 8 spaces on street

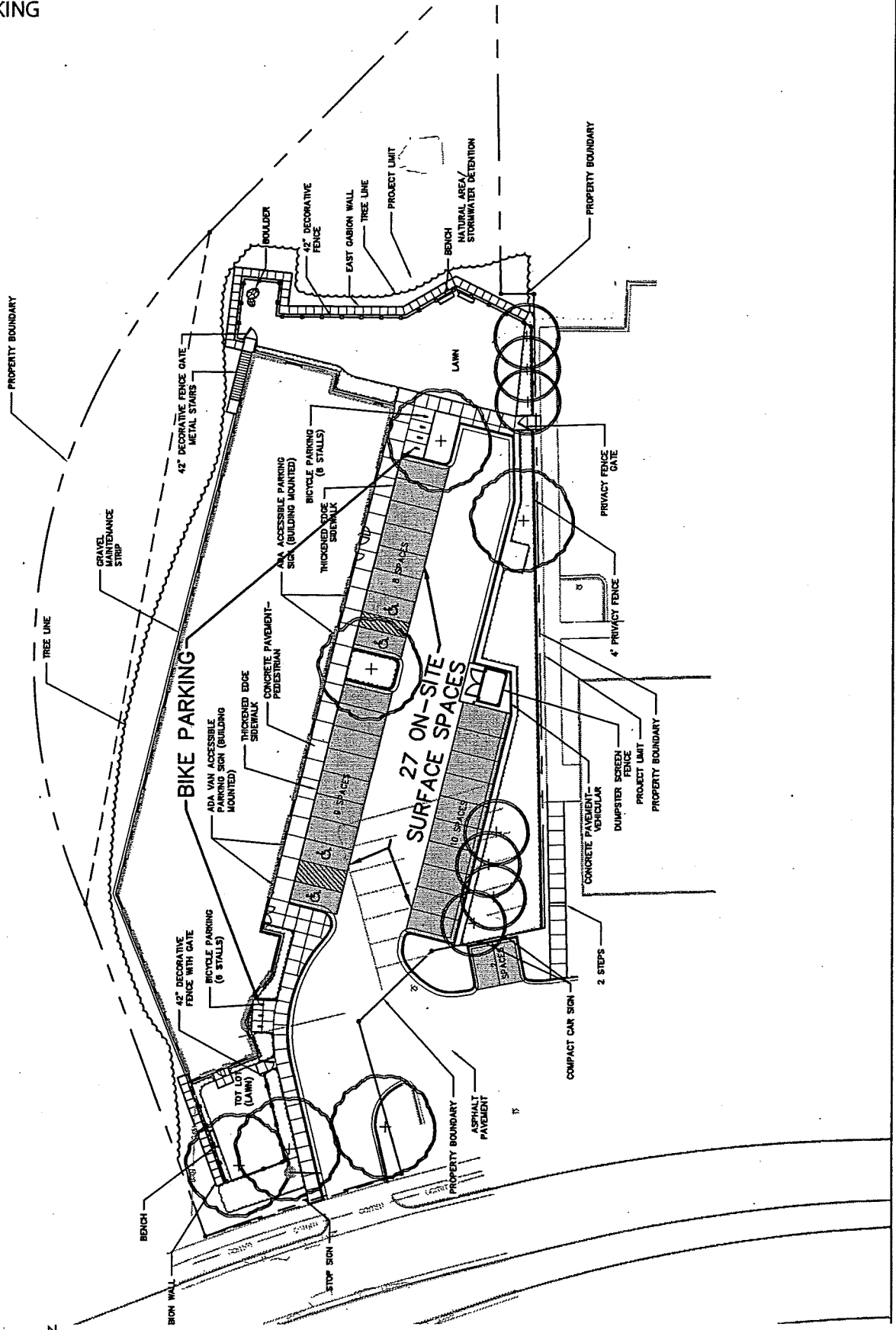
** With on street parking the ratio is .35 parking spaces per unit
 The number of spaces used as a percentage of units is 15.9%.

ATTACHMENT 1 - PARKING OPTIONS



MADISON SUPPORTIVE HOUSING

ON-SITE PARKING



December 3, 2015

To: Heather Stouder and Members of the Planning Commission

From: Judy Bluel, ■ Oak Creek Trl, Madison, WI

Re: 2933 Tree Lane Proposed Permanent Supportive Homeless Housing

Please consider the following to be included in the Dec 7 Planning Meeting.

*I oppose this project. I do not oppose housing for homeless families.

*For the past 27 years I have been a home owner In Tamarack Trails Community. Tamarack is a few blocks from the site of the proposed development, so I have a vested interest in the environment and safety of my neighborhood.

*Regardless of function, I oppose any building of this size and density on this site. One of my concerns is so many people living in a building constructed on such a small parcel.

*There is lack of sufficient parking. Employees, service providers, in addition to residents and visitors will take up more than the available designated parking stalls. Others will be using adjacent mall parking which will cause problems with neighboring businesses and customers.

*Greenery is very important to our neighborhood. Trees and undergrowth provide a nature area to enjoy and serve to reduce sound. Constructing a 4 story building with tall fences, will take away the natural beauty of this area.

*Lack of green space at this site will force residents, including children to travel to separate areas to access recreation. Crossing busy intersections is a safety concern. The area already has a high rate of traffic incidents.

*Bus service does not appear to be sufficient. Walking to the grocery store, appointments, jobs and errands does not seem like a logical solution especially in the winter months.

I hope you will continue to search for the best possible site and design that meets the requirements for future tenants and fits and adds to the aesthetic value of the neighborhood.

Thank you for your consideration,

Judy

TAGLaw International Lawyers

Ronald M. Trachtenberg
10 East Doly Street, Suite 900
Madison, WI 53703

Direct Telephone
608-661-3975
rtrachte@vonbriesen.com

December 4, 2015

Via Email Only: hstouder@cityofmadison.com

Chairman and Members
City of Madison Plan Commission
c/o Heather Stouder
215 Martin Luther King Jr. Boulevard
Room LL100
Madison, Wisconsin 53703

Re: 7933 Tree Lane Avenue, Madison
Heartland Inc. Proposal
Legistar 40665

Dear Chairman and Members of the City of Madison Plan Commission:

We are special counsel to ORC LLC, DABIDA LLC, and RMAIN LLC, the owner of 7944 Tree Lane, Madison, which is a commercial property located on Mineral Point Road just west of Tree Lane, just east of the Beltline. We write this letter on behalf of our client in opposition to the proposed project.

Before we get into the details of the project and the reasons for opposition, our clients do NOT oppose permanent supportive housing the purpose of which is to end chronic homelessness, especially such housing that is to house families. Our clients understand the need for, and the benefits of, such housing.

The opposition to the project is based upon three factors: site location, site design and building design, together with the impact of those impediments upon the would-be tenants and the surrounding commercial and residential properties.

We are basing the contents of this letter upon the applicant's UDC application of September 2, 2015, the applicant's Land Use application of October 5, 2015, and the staff report of November 18, 2015.

The site itself is what at best can be called an orphan site. It is a presently commercial site that is being proposed to be rezoned for residential site, but one which is totally surrounded by commercial development and a drainage way. It is a site that, but for the pressure for permanent

supportive housing, would be a commercial use (e.g. an office building) or a public facility (e.g. the fire station for which the site was originally acquired). The site is not directly on any public right of way, the connection via a commercial driveway to the adjacent office and commercial uses. It is a site that you would want to put housing if your goal is to totally isolate it from the residential neighborhood and are desperate to find a location. Weekday bus service is perhaps adequate, but weekend bus service is inadequate, a good hike (more than a quarter of a mile), and lacks total sidewalk connectivity. Staff suggests, but does not require, that the developer put in a connection trail. The City is proposing to sell the site for \$250,000 to the developer. At the proposed 45 units, that is approximately \$5,500 per unit. If this parcel were really appropriate for residential use at that density, the value of the land would be multiples of that value.

The site itself is 1.3 acres gross. At 45 units (per the staff report), that would be approximately 34.6 units per acre. However, a good portion of the site is walled off/fenced off as "natural area," an euphemism for drainage way, wet land and storm water detention. Neither the application nor the staff report breaks down the "natural area," but it appear to be a third of the site. That takes density up to approximately 53 units per usable acre. Basically, the site is left with building footprint, drive aisle and parking, and two very small lawn areas.

The parking area, according to the staff report, consists of 27 spaces for residents, a ratio according to staff of 0.5 stalls per unit. That parking ratio is way below what is normal for non-central city residential developments. Staff recognizes this potential problem, but does not cite any proposed solution other than plans for auxiliary parking on nearby properties if a need for it is demonstrated over time. But, not to have such a plan in hand before-hand is wrongheaded. Additionally, it is unlikely that the residential developments would lease out parking because of their own need, and it is unlikely that commercial developments would lease out parking because of their needs and the need to have the lots totally clear of cars for snow removal.

The two small lawn areas are not individually called out by square footage. The applicant's letter of intent cites that the two very small lawn areas, a tot lot to the west and a yard to the east, total approximately 5,600 square feet, or approximately 125 square feet per unit. The staff report does not contain any estimation of the number of children or any recommendation as to the number of square feet of green space per child. It does not address the overall adequacy of green space. Staff's recommendation is that the project relies on the neighborhood parks and the open space at the schools. That may be sufficient for older children who can get to those facilities on their own, but they are going to be problematic for parents with younger children. We are unaware of any other family residential development with such limited green space where the staff recommendation is to approve based upon public green space.

The units themselves are quite small with limited area for a family to relax and inter-relate. The units basically consist of a small kitchen with insufficient table and chair space, two or three bedrooms, one full bathroom (not even a half bath), and very small living room area

Chairman and Members
City of Madison Plan Commission
December 4, 2015
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(couch and tv). Two bedroom units are in the neighborhood of 750 square feet, and three bedroom units are in the neighborhood of 990 square feet. That may work for college students, but would appear to be totally inadequate for families, especially those with young kids. There is no room to put all the "kid-stuff" that families usually need. According to the letter of Judith Susmilch, that is 12% smaller than comparable units in Milwaukee, and 8% smaller than comparable units in Madison. (The cite to Madison is to the Wexford Ridge development, which has substantially more usable green space.)

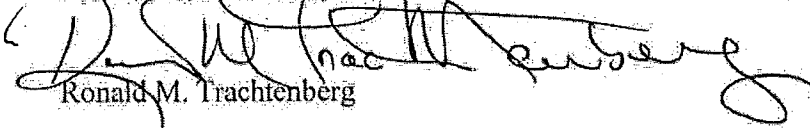
Small units may work if there is sufficient community space in the building. According to the application material, there is one irregularly shaped 1,000 square foot multi-purpose room. There is no information on what is normally recommended as way of space for similar developments and how the space would be utilized for adults, young children and older children. Given the competing interest of adults, older children and younger children, additional separable community space is needed.

On perhaps minor notes, per the letter of Judy Susmilch, the hallway appears to be again undersized. In addition to the safety concerns cited by Ms. Susmilch, undersized hallways are also a maintenance concern. Unless the common areas are well maintained, the building will become run down overall. In addition, there is only one elevator to serve the building. That is insufficient for the size of the building and the number of units. If that one elevator goes down for any reason, the building will be left elevator-less. It is also unclear where the laundry facilities will be.

The problem that we all have is that this project is better than trying to live out of a car. But, if the project, by its site, by its site plan, and by its building plan, is inadequate for its anticipated residents, families with children, as it appears to be, the project becomes problematic, and those problems spill over into the neighborhood, both the residential and commercial areas. Bad design leads to bad outcomes no matter how good the intent is.

Very truly yours,

von BRIESEN & ROPER, s.c.



Ronald M. Trachtenberg

RMT:mm

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Stouder, Heather

From: Lora Burchill [REDACTED]
Sent: Saturday, December 05, 2015 11:17 PM
To: Stouder, Heather
Subject: Housing proposal for Tree Lane

Dear Planning Commission,

I own the home at 2 Gray Fox Circle in the "Estates of Sauk Creek" neighborhood. With regard to the development of a homeless housing project on Tree Lane, I would like to voice some concerns for certain aspects of the proposal.

First, finding solutions for homelessness is a burden that we should all share. Having moved to Madison from downtown Chicago I have seen firsthand successful public and charity driven efforts to provide attainable housing in terrific neighborhoods. The concept of providing affordable housing at the Tree Lane location is something I support. The need to provide these services in proximity to our home is not in and of itself my underlying concern.

The caveat is that I am not convinced this project is crafted to allow successful assimilation of the development into the community. The goal is to strengthen (or at a minimum does not harm) the quality and character of the neighborhood. There seems to be a number of indicators that the scale of the proposal is inappropriate. Additionally, the plan for community infrastructure to support the proposal appears lacking.

1. The Tree Lane lot is very small with only an acre of useable land. The proposal of about 50 multi person units on this sites is quite inconsistent with the population density of the area. There are many research studies discussing the need match public housing to the quality and character of the community -- the size, scale and amenities (green space, parking, etc). This building is too large for the proposed location.
2. There is inadequate green space allotted for a building intended to house children. The nearest park is not within a reasonable distance for parents to easily supervise children, particularly older children. The adjoining ravine area would very likely become the default green space and play area. This is neither safe nor appropriate. It provides the urban equivalent of a vacant lot — unlit and unmonitored. Again, not at all consistent with the other housing, including other low income housing, in our neighborhood.
3. None of the project partners have mentioned any experience with family housing developments of this nature. They are overlooking all of the factors that would indicate that such a large grouping of low income families in this location exceed the resources available.
 - a. Childcare is not being discussed. If these are to be low income working families, who is caring for the children? There are no child care centers, community centers, libraries or elementary schools within over a mile. The implications of not having a coherent childcare plan for the site are significant. (1) health and safety concerns for younger children without structured supervision, (2) public safety concerns for the community if older children are not given structured supervision and programming options (3) employment instability for parents who have spotty child care coverage, and (4) doubling of the transportation issues these families will face.
 - b. Public transportation for this site is not family-friendly. There is no daycare or Head Start anywhere near Tree Lane. Muir is 1.7 miles away; Memorial is just over a mile. The public transportation

infrastructure in the neighborhood is inadequate. Bus 15 meanders through residential areas to collect commuters to down town. And bus 67 heads right to the Westgate Hub but doesn't pass any daycare either. Getting to Memorial or Jefferson (1 Mile) requires 2 transfers. The 3 mile loop from Tree Lane to Muir Elementary (which provides after care) requires extensive walking AND a transfer. Is that realistic?

c. Insufficient parking compounds the problem. There is only proposed parking for half the units. While that ration of units to spots might work for the average public housing development — disabled, elderly or single populations — it is not adequate for the working families who you are envisioning living here — moving children and working jobs with atypical hours — given the lack of robust public transit.

4. Related but separate is my concern for the impact on John Muir Elementary. It seems reasonable that Jefferson and Memorial may, because of size, be able to accommodate an influx of recently homeless, relocated children. But Muir is quite small. 40 new students would be a 10% increase in the student population. They may have the physical space for the students, but these are children below or near poverty who likely had very traumatic and disruptive experiences related to homelessness and the contributing factors. It is likely that they will require additional academic remediation; learning materials, clothing, food, etc. support; emotional and mental counseling; transportation for after school & summer programming; plus a very high degree of awareness and sensitivity from the school staff and faculty. The impact of directing all these students to one small public school and not having extensive resources in place could be quite devastating.

There is a lot of evidence that communities have a saturation point or tipping point that determines whether a low income housing development project can be absorbed successfully by a community. There is not much information on what triggers the tip in a "suburban-type" community like this one with a small local school and limited transit. However, one can easily imagine that 100 children playing in the ravine after school and all summer might be that point. Having Tree Lane lined with parked cars might be another. Having the test scores at Muir plummet definitely would be.

I want a economically and culturally diverse community that is safe and vibrant. Assimilation of these new neighbors in a way that can prove successful for the larger community is the key. These children deserve more than a roof. They deserve a child care and educational support plan. Their car-less parents deserve a bus line that would link them to these resources or at least a parking space.

This will be the first and last project of its type if you tip this community over the breaking point. This model should nearly promises success or future efforts will face daunting opposition. It is my opinion that such a promise would require a change of scope (fewer units so there can be green space and parking) and a realistic understanding that public transit is not a family-friendly option from this location.

Sincerely,

Lora Burchill
Gray Fox Circle

From: Kathy Batzkall

Sent: Sunday, December 06, 2015 6:36 PM

To: Cornwell, Katherine; Parks, Timothy; Skidmore, Paul; psoglin@cityofmadison.com

Subject: Tree Lane apartment project

Dear Mayor Soglin, Ms. Cornwell, Mr. Parks and Mr. Skidmore,

I have recently been made aware of a proposed project for low income/homeless people on Tree Lane. Although I believe there needs to be more housing for them, I believe this site on Tree Lane is totally inadequate for what is proposed.

1) I believe that a **4-story building is not appropriate for the location** - all surrounding apartments are, at most, 2 stories.

2) **1.3 acres is too inadequate** to handle a density of a possible 238 bodies in the apartments. I base this on other Heartland Housing projects that allow up to 4 persons in a 2 BR; 6 persons in a 3 BR; and 8 persons in a 4 BR. With 2, 3, and 4-bedroom apartments proposed for this building, the potential is 238 people.

In my research, this Tree Lane apartment appears to be one of the most dense populations allowed in one building, as the majority of the other Heartland projects are either studio or 1-bedroom layouts.

Of Heartland's other developed sites, Jazz on the Boulevard includes 1-3 bedroom apartments, but they are in scattered sites. Roosevelt Square has 1-4 bedroom apartments, but this is a mixed income building in the UIC campus area.

3) The **trees should not be removed** from the area. They are needed to buffer the noise and add oxygen to the air for the neighborhood. With the beltline to one side and Mineral Point Rd. on the other, auto emissions are high and noise is a problem. The trees help to filter air and noise for current residents.

I do not see how this building can house so many people and still have room for parking. You are doing a disservice to the neighborhood by trying to cram this apartment in a location where it does not belong. Do you care anything about current residents of the area? What are their rights?

Please do not build in this location! Please be fair to the residents who came here first!

Sincerely,
Kathy Batzkall

From: Sue Okas
Sent: Friday, December 04, 2015 3:09 PM
To: Cornwell, Katherine; Parks, Timothy; Skidmore, Paul; psoglin
Subject: Tree Lane Apartments

I am writing to you to protest the building of a four story, low income apartment on Tree Lane in Madison. While I do not live in the area, my sister does. I would like to tell you a little of what she has gone through to find suitable housing.

Judy is a 63 year old, divorced woman with no children. She has worked in retail for over twenty years and has lived in Madison apartments for the last eleven. She has always hoped to own her own home or condo on the west side of Madison, but as you know, there are few properties that someone in Judy's position can afford. Even with excellent credit, she could not find or afford to buy anything. That is, until September 2015. She found a condo on Oakbridge Way that had the location, the setting in an established older neighborhood, the right sunlight, and the security of living on second floor. When you live alone, it is essential to have the things that make you feel happy and safe.

The only way she was able to buy this condo was that the person who had made an offer on the property bailed out and the owner was willing to take a much lower price. Now we know why! Of course the realtor had no obligation to tell Judy about the proposed four story apartment that would be embedded in this high value, low poverty, stable neighborhood. No one told her that the trees outside her bedroom window would be cut down and replaced with a fence to keep the new children from falling in the creek that runs through the property. The 1.3 acre property is in the middle of this established neighborhood and should be considered a green space rather than "city surplus"!

I am so disheartened, angry, and sad for my sister who feels that she has now lost everything she had worked so hard to find. I would encourage you to keep Judy and people like her in your plans when you create public housing in established areas. She has worked hard and done everything right in her search for her own home. Unfortunately, she now feels betrayed and helpless.

Please reconsider this location!
Thank you,

Sue Okas

Stouder, Heather

From: Laura Lang [REDACTED]
Sent: Monday, December 07, 2015 1:19 PM
To: Stouder, Heather
Subject: Tree Lane housing development: Comments in support

Dear Heather,

Unfortunately, I am unable to attend tonight's hearing about the Tree Lane housing development. I did attend the prior neighborhood information session with the developers, and I spoke out at the meeting, advocating for the project. I was truly appalled at some of the criticisms and objections that were shared by others at that meeting, most of which were grounded in inaccurate facts and fear. You can feel free to share the below comments at tonight's hearing.

As a Walnut Grove home owner and as a 20 year public educator and student advocate, I understand the significant challenges kids face when they are experiencing homelessness. I think it is our obligation as a community to support efforts that promise to remove some of those challenges. The development's close proximity to public transportation, grocery stores, schools and possible employment make it an ideal location. Based on their presentations and comments at the last community meeting, it is clear that both the YWCA staff and the developers have thought deeply about how to support both the housing and social service needs of their future tenants. Importantly, both organizations have long histories of successfully providing these resources to communities. Again, I strongly believe it is our responsibility to share some of the many privileges we have with those in our community who are facing tremendous challenges. Subsequently, I support the Tree Lane development, and I look forward to welcoming the new tenants to our neighborhood when the project is complete.

Laura Lang
[REDACTED] Oldfield Rd
Madison, WI 53717
[REDACTED]

Stouder, Heather

From: Brian S. [REDACTED]
Sent: Monday, December 07, 2015 11:48 AM
To: Brian S.; Wachter, Matthew; Planning; Stouder, Heather
Cc: Okeefe, James; Skidmore, Paul; Erdman, Natalie; Fruhling, William; Dean Mosiman
Subject: Re: Proposed homeless building at 7933 Tree Lane

Also, having more cars parked on those streets would make it harder for drivers exiting Oakbridge Way, and the Oakbridge condo driveways, to see oncoming traffic. It would make it more dangerous.

Brian

From: Brian S. [REDACTED]
To: Brian S. <bgswis@yahoo.com>; "Wachter, Matthew" <MWachter@cityofmadison.com>; "planning@cityofmadison.com" <planning@cityofmadison.com>; "HStouder@cityofmadison.com" <HStouder@cityofmadison.com>
Cc: "Okeefe, James" <JOKeefe@cityofmadison.com>; "Skidmore, Paul" <district9@cityofmadison.com>; "Erdman, Natalie" <NErdman@cityofmadison.com>; "Fruhling, William" <WFruhling@cityofmadison.com>; "dmosiman@madison.com" <dmosiman@madison.com>
Sent: Monday, December 7, 2015 11:31 AM
Subject: Re: Proposed homeless building at 7933 Tree Lane

Please add this to my public comments for the Dec 7 meeting:

I see now that on Friday, Dec 4, Heartland filed a request to reduce the number of parking spots for the homeless bldg residents from 45 to 27 spaces. Instead, they want to use 30 spaces on Tree Lane and High pt rd for the residents. These are the spaces directly in front of the Oakbridge condo buildings and pool.

This will make the streets crowded with their cars and reduce the parking spaces there for Oakbridge residents, visitors, repair men, and pool visitors. It will make trash pick up harder. This would be very bad and unfair for Oakbridge residents. Those spaces are already used by Oakbridge residents and well needed. Please do not approve this parking request.

Brian Shore

From: Brian S. [REDACTED]
To: "Wachter, Matthew" <MWachter@cityofmadison.com>; "planning@cityofmadison.com" <planning@cityofmadison.com>; "HStouder@cityofmadison.com" <HStouder@cityofmadison.com>
Cc: "Okeefe, James" <JOKeefe@cityofmadison.com>; "Skidmore, Paul" <district9@cityofmadison.com>; "Erdman, Natalie" <NErdman@cityofmadison.com>; "Fruhling, William" <WFruhling@cityofmadison.com>; "dmosiman@madison.com" <dmosiman@madison.com>
Sent: Wednesday, December 2, 2015 7:11 PM
Subject: Proposed homeless building at 7933 Tree Lane

Matt,

Stouder, Heather

From: Cornwell, Katherine
Sent: Monday, December 07, 2015 2:08 PM
To: Wendt, Jay; Parks, Timothy; Stouder, Heather
Subject: Re: Plan Commission Meeting Comments

Would one of you please confirm with Mr. Finn that his comments will be distributed to Plan Commission members? Thanks!

Sent from my iPhone

On Dec 7, 2015, at 1:56 PM, Bruce Flinn [REDACTED] wrote:

Hi Katherine and Tim,

I am attempting to submit comments for the Plan Commission meeting tonight that I will be unable to attend. Can someone please confirm that you receive this and will be passed along? Thank you. My comments are in relation to:

11. 40665 Creating Section 28.022 - 00209 and Section 28.022 - 00210 of the Madison General Ordinances to change the zoning of property located at 7933 Tree Lane, 9th Aldermanic District, from CC (Commercial Center) District to PD(GDP-SIP) (Planned Development (General Development Plan-Specific Implementation Plan) District.

I did supply comments to the Urban Planning Commission that I believe are relevant and would like to submit to this meeting as well so I have included it below. I also have a few additional comments.

With this being potentially re-zoned to be residential (general purpose), I thought the design needed to work with what is in the existing community. This building is taller than anything in the community and will stand out. Additionally, they say they are blending the commercial to the residential, but if this is residential, I feel like it needs to blend in with the residential neighborhood and not the commercial which it does not.

I have seen that the design changed to reduce the number of parking spaces from 45 to 27 and rely on street parking on Tree Lane and High Point to supplement off street parking. Given the proximity to Mineral Point Road, this will not be as safe as off street parking and the available off street parking is barely 1 spot for 2 units.

The rest of my points I feel like are laid out in my previous email which is below, but want to re-state that I feel like the size of the units are very small which will in the long run not be sufficient for families and should be fixed in the designs before the re-zoning as it is a significant issue.

Thank you for considering these comments as well as the other I have included from my previous email below. Please feel free to contact me with any questions as this will have a significant impact on myself as I am from the Oakbridge Condominiums and am very close to the proposed development.

Bruce Flinn
[REDACTED]

Hi,

Thank you for the response and information. I included all of you to ensure I get it to someone so I do apologize for that if it creates duplicated effort. Can someone please confirm that this gets forwarded to the appropriate people please? I hope to attend the meeting, but wanted to submit this in case I do not make it.

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

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

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

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

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

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

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


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

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

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

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

Thank you!

Bruce Flinn


To: Members of the Madison City Plan Commission
From: Paulette Harder, ■ Mountain Ash Trail, Madison 53717
Re: Support for Rezoning at 7933 Tree Lane

I am a long time resident of Tamarack Trails and am writing to express my support for the rezoning at 7933 Tree Lane. I have read the staff report which states the Planned Development standards are met and recommends the Plan Commission approve the rezoning at 7933 Tree Lane. I have high regard for the Plan Commission staff and believe they have reviewed carefully to make sure the standards are met.

I also understand that the Urban Design Commission approved this project.

My comments are directed at the 45 unit of supportive housing that will be built as a result of this rezoning. As we all know Madison has an issue with lack of affordable housing. I am pleased that the City has developed a supportive housing plan to partially deal with lack of housing for homeless individuals and families with and without children. This 45 unit building is one component of this plan.

I believe that we as residents of Madison have an ethical obligation to support the City's efforts to provide supportive housing. I also believe that this is a shared responsibility. Supportive housing should not be limited to only a few neighborhoods.

I attended an earlier neighborhood information session to both learn about the project and listen to concerns. I am impressed with the thought that has gone into development of this project. I am very pleased with the fact that Heartland Alliance will be the developer. It has a long history with similar projects. The YWCA will provide case management services and will screen applicants. The YWCA also has a long history of working with homeless individuals. I am very pleased that case management services will be provided. It should assure that this will be a successful project and that the families will receive the support to be successful tenants.

I heard concerns expressed at the meeting. I understand the concerns about the height of the building and the unusual configuration of the property. However, I believe they are outweighed by the advantages such as proximity to public transportation, grocery stores, schools, green space and the crucial need for affordable housing in Madison

I believe that the developers will continue to work with the neighborhood to discuss and accommodate concerns to the extent possible. This may not be the perfect site. However, I am not sure there is a perfect site. We all often have concerns about a project such as this. I would hope the City and residents of the neighborhood can work together to make this a successful development that works for all.

Stouder, Heather

From: S. Abbie Steinback [sabigails@gmail.com]
Sent: Monday, December 07, 2015 3:59 PM
To: Stouder, Heather
Subject: Letter of Support for Tree Lane Permanent Supportive Housing

Dear Heather,

I am writing this email to express my support of the Permanent Supportive Housing Development proposal on Tree Lane that is being discussed tonight, December 7, 2015, in front of the Madison Plan Commission. I am writing as an individual citizen of the city of Madison. It should be known, however, that I am a professional who supports families experiencing homelessness.

One of the fastest growing segments of the homeless population are families with children (National Coalition for the Homeless, 2009). Every aspect of a family's well-being is compromised when they don't have a reliable, safe place to go home to. Currently, Madison schools have identified over 1,000 students experiencing homelessness as defined by the McKinney Vento Homeless Assistance Act. We need more permanent supportive housing. I have a lot of faith in Heartland and the YWCA's joint efforts to provide this and hope you will support their efforts as well.

Thank you,
S. Abbie Steinback
sabigails@gmail.com
608-345-0888

December 6, 2015

Heather Stouder, AICP
Planner, Planning Division
City of Madison Department of Planning &
Community & Economic Development
215 Martin Luther King, Jr. Blvd., Ste. LL-100
Madison, Wisconsin 53701-2985

Dear Heather,

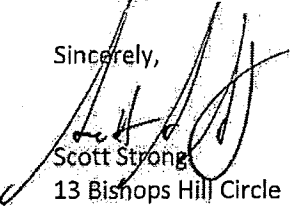
I am writing in support of the Supportive Housing Development project being proposed at 7933 Tree Lane in Madison, WI by Heartland Housing, Inc. (Heartland) and the Madison YWCA (YWCA) to provide Permanent Supportive Housing (PSH) for Madison families experiencing homelessness and at risk of homelessness.

I am a resident of the Wexford Village neighborhood on the west side Madison, near the proposed development, and am well aware of the area, the community resources and the schools. I believe that a development in the area that offers affordable, permanent and supportive housing will be good for the neighborhood and good for families wishing to develop more stability for their children. The project's proximity to neighborhood schools and the Lussier Community Education Center (LCEC) will be a benefit to the children and families.

In addition to being a west side resident, I am the Executive Director of a non-profit organization serving children and families impacted by mental illness in Madison and throughout Dane County. Through my work, I am aware that housing stability is one of the more important factors to overall health and wellbeing of children and families. I have had the opportunity to work with the YWCA and know of the commitment they have to helping families succeed, and trust that they will provide the support necessary to help this project meet its desired outcomes.

Heartland and the YWCA are strong partners and their Supportive Housing Development will help Madison families achieve permanent housing, which is good for Madison.

Sincerely,



Scott Strong
13 Bishops Hill Circle
Madison, WI 53717

Stouder, Heather

From: John S. Pinto [REDACTED]
Sent: Monday, December 07, 2015 8:38 PM
To: Stouder, Heather
Subject: Proposed Tree Lane Apartments

Dear Ms. Stouder. This e-mail is to register my opposition to the proposed project. I live in the Walnut Grove neighborhood and we already have one such property near our neighborhood. Over the years, we have dealt with many problems from crime and drugs and burglaries by people who live in this project and having another one at the other end of our neighborhood will not make matters better for anyone, including the city. Dealing with additional problems will eat up additional city resources and we all will have to pay for them. So, I urge you not to approve this project. –
John S. Pinto, [REDACTED] N. Westfield Rd., Madison WI 53717

Stouder, Heather

From: Gail Walsh [REDACTED]
Sent: Monday, December 07, 2015 5:11 PM
To: Stouder, Heather
Subject: Tree lane housing for homeless

I am in favour of this housing development. I do have concerns about a high density of children but I am hopeful the city will increase funding for the Lussier Community Education center to help meet the needs of school age children. I would love to see training and assistance so some residents might become child care providers. This will certainly be an onsite need. While I prefer lower density housing, I understand that they probably need a minimum density to support the social services and operational support.

I believe our community needs to be inclusive and welcoming to those in need. I worry that plopping a 45 unit building into the neighborhood might inadvertently lead to their segregation. The school bus may be filled with just kids from that development as seems to happen with Wexford Ridge. If this is built, I want it to be successful. This may require that the city have an ongoing role.

Gail Walsh
[REDACTED] plover circle
53717

Sent from my iPad

Stouder, Heather

From: S. Abbie Steinback [REDACTED]
Sent: Monday, December 07, 2015 3:59 PM
To: Stouder, Heather
Subject: Letter of Support for Tree Lane Permanent Supportive Housing

Dear Heather,

I am writing this email to express my support of the Permanent Supportive Housing Development proposal on Tree Lane that is being discussed tonight, December 7, 2015, in front of the Madison Plan Commission. I am writing as an individual citizen of the city of Madison. It should be known, however, that I am a professional who supports families experiencing homelessness.

One of the fastest growing segments of the homeless population are families with children (National Coalition for the Homeless, 2009). Every aspect of a family's well-being is compromised when they don't have a reliable, safe place to go home to. Currently, Madison schools have identified over 1,000 students experiencing homelessness as defined by the McKinney Vento Homeless Assistance Act. We need more permanent supportive housing. I have a lot of faith in Heartland and the YWCA's joint efforts to provide this and hope you will support their efforts as well.

Thank you,
S. Abbie Steinback

[REDACTED]