

From: Katherine Holt [REDACTED]
Sent: Monday, August 13, 2018 3:10 PM
To: Skidmore, Paul
Cc: Punt, Colin
Subject: Senior housing Tree Lane

Dear Alderman Skidmore,

I am writing to you as I am unable to attend the public meeting this evening regarding the Senior Housing on Tree Lane. I hope the meeting goes well as there are several of my neighbors who may derail the meeting to focus on the recently built apartment complex.

I am not going to comment on type of land use as I am sure the applicant is applying for a conditional use permit as it is required for the CC zoning district. I will assume that it was discussed at the Planning staff meeting with the applicant for the proper process.

My comments pertain to the actual site and building design.

The Commercial Center District statement of purpose includes “improve the quality of landscaping, site design and urban design within commercial areas”.

Landscaping:

- While the minimum landscape requirement is met, this does not really improve the quality of landscaping for the site. Remember this is a minimum required and can be exceeded. Please exceed the minimum landscaping points requirement.
- It would be nice to have trees along Tree Lane instead of tall shrubs.
- Could we have a bit more variety between deciduous and evergreen trees to allow for screening throughout the year of some areas?

Lighting:

- The lighting plan is difficult to read online. Could we have one of the lights face the parking lot and face Tree Lane to give the sidewalk a bit of extra light?
- Please make sure that shrubs and trees will not block the overhead lights in the future. This is a dark area for pedestrians walking from the neighborhoods to the commercial area as it is today.

- Is it possible to put pedestrian oriented lighting in this section of Tree Lane?

Parking:

- The parking shows that there will be enough parking spaces for one car per unit, which includes surface and underground parking. Where will guest park who would like to visit residents?
- Please drive by the area a couple of times in the evening and notice that people in the neighboring apartment park their cars in the future parking lot of the proposed senior apartments.
- On a side note, at one point it was mentioned that a parking agreement would work with Heid Music/Rocly Rocco's parking lot. If there is an agreement, this should be noticed to the residences of both apartment buildings as places to park even though it is a far distance. I think you will need to adjust the parking numbers a bit to accommodate visitors as well as neighbors using the parking lot.
- Is there a place for people to load into a van/bus to do group activities? I didn't see a designated loading or drop off area.
- I assume the grade would not work for the parking garage entrance to come from the south with the full-access movement on Tree Lane rather than the right-in/out movement.

Design:

- The building design should not mirror the new apartment building.
- The senior apartments need to use brick or stone veneers on the exterior of the building especially near the foundations. This would mimic the existing commercial building to the south and the stone for the townhomes to the north.
- It is a very gray building. Could this building mimic the coloring of the condos or something lighter like a sandstone color? This building reminds me of Summit Credit Union in Monona minus the metal accents, which is dark.
- The ventilation panels look horrible. None of the buildings in the neighborhood have ventilation panels like these. The only building I saw that contained these panels was the Homewood Suites near Watts Road for each hotel room.
- The front awning needs to be wider. An awning should be installed at the bottom of the staircase that exits to the surface parking lot.
- The building needs more articulation along the northeast portion as it is very flat either with different materials or bay windows.
- Could a couple of the units have doors that open to the surface parking area?
- I am glad the applicant chose not to develop the building to the maximum allowed height of 5 stories. Three to four stories fits better with the existing land uses as well as creating a good transition to the one-story commercial to the existing three story apartments slightly down the grade.

Please add an area on the site plan for a community garden with raised beds and seats for people to sit/garden.

As part of the condition of approval, please get the developer to maintain an open functional sidewalk on Tree Lane. This was a problem with the apartment building construction next door.

You may want screening behind the commercial building and your building.

Please feel free to email me if you need any clarification.

Katherine Holt

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