

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: December 7, 2015

To: Plan Commission
From: Jenny Kirchgatter, Assistant Zoning Administrator
Subject: 7933 Tree Lane

Present Zoning District: CC (Commercial Center)

Proposed Use: 4-story, 60,000 sq. ft. development of 45 supportive family residential units.

Requested Zoning District: PD-GDP-SIP

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project):

- A. A minimum of one (1) parking stall per dwelling unit (45 stalls) is required. The applicant is proposing 27 parking stalls. Per Section 28.198(3)(a), the applicant requests that the Plan Commission consider the application of the General Regulations Section 28.141 to reduce the minimum number of parking spaces required in making its recommendation on the development.

GENERAL OR STANDARD REVIEW COMMENTS

1. The development is part of a planned multi-use site. Provide an overall site plan including the properties to the south located at 7941 Tree Lane and 7812 Mineral Point Road.
2. Pursuant to Sec. 28.142(3) Landscape Plan and Design Standards: Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.
3. Bicycle parking shall comply with City of Madison General Ordinances Sections 28.141(4)(g) and 28.141(11). Provide a minimum of 59 resident bicycle stalls and 4 guest stalls. Note: A bicycle parking stall is a minimum of two (2) feet by six (6) feet with a five (5) foot access area. Show the bike stall dimensions on the site plan and basement floor plan.
4. Exterior lighting provided shall be in accordance with City of Madison General Ordinances Section 10.085. Provide an exterior lighting plan and fixture cut sheets, with

the final plan submittal.

ZONING CRITERIA

Requirements	Required	Proposed
Lot Area (sq. ft.)	As per approved plans.	As per submitted plans.
Lot Width	As per approved plans.	As per submitted plans.
Front Yard Setback	As per approved plans.	As per submitted plans.
Side Yard Setback	As per approved plans.	As per submitted plans.
Rear Yard Setback	As per approved plans.	As per submitted plans.
Usable Open Space	As per approved plans.	As per submitted plans.
Maximum Lot Coverage	As per approved plans.	As per submitted plans.
Floor Area Ratio	As per approved plans.	As per submitted plans.
Maximum Building Height	As per approved plans.	As per submitted plans.

Site Design	Required	Proposed
Number Parking Stalls	Multi-family dwelling: 1 per dwelling (45)	27 (A)
Accessible Stalls	Yes	4
Loading	None	None
Number Bike Parking Stalls	Multi-family dwelling: 1 per unit up to 2-bedrooms (45) ½ space per add'l bedroom (14) 1 guest space per 10 units (4) (63 total)	14 surface stalls 60 underground stalls (74 total) (3)
Landscaping	Yes	Yes (2)
Lighting	Yes	No (4)

Other Critical Zoning Items		
Urban Design	Yes	PD
Historic District	No	
Floodplain	No	
Adjacent to Park	No	
Barrier Free (ILHR 69)	Yes	
Utility Easements	Yes	
Wetlands	Yes	
Wellhead Protection District	No	

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: November 18, 2015

TITLE: 7933 Tree Lane – PD(GDP-SIP), 46-Unit Multi-Family Apartment Building. 9th Ald. Dist. (40007)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Jay Wendt, Acting Secretary

ADOPTED:

POF:

DATED: November 18, 2015

ID NUMBER:

Members present were: Richard Wagner, Chair; Dawn O’Kroley, Cliff Goodhart, Tom DeChant, Lois Braun-Oddo and Michael Rosenblum.

SUMMARY:

At its meeting of November 18, 2015, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PD(GDP-SIP) located at 7933 Tree Lane. Appearing on behalf of the project were Matt Melendes, Nadia Underhill, David Jennerjahn and Jacob Blue, all representing Heartland Housing. Registered and speaking in opposition were Judy Grover, Eric McLeod, Judy Susmilch, representing Oakbridge Retail Center; Sonya Huebner and Joseph Krzos.

Applicant presentation: Energy efficiency, high quality materials, health and community building are all very important to Heartland Housing’s projects. They typically pay for utilities for some families who cannot afford them. They have increased the amount of parking to 27 stalls. Bicycle parking has been increased by 8 spaces. Revisions to the southern edge resulted in a new design for stormwater management. The building itself changed its position with the stair tower having changed to address the Commission’s previous concerns. There will be no impact to the abutting wetlands. They have integrated the roofline with the overall building form as well as provided a screen for the rooftop. The main stair tower is combined with a canopy over the main entrance to balance the form while highlighting activity through three types of glass, which has been reduced by 30%, with a similar approach to the second stairwell.

Judy Grover spoke in opposition, specifically to the building’s height. The location is greenspace as a buffer for the residential and the retail on Mineral Point Road. She lives directly across the street from this location where she gets sunshine and light without having to see through anybody else’s windows. This building will eliminate the sunshine and gives her a view of a parking lot. She encouraged Commission members to visit the site and get a better understanding of just how wooded and small the lot is.

Eric McLeod spoke in opposition, representing the Oakridge Retail Center. The purpose of this project is a goal we all share, but the question is whether this proposal adequately serves that goal. One of the goals of this Commission is to foster civic pride. This building will be occupied by families and many children. This is a very constrained site; the building is too dense, the units are too small, there is too little common area and

greenspace and there is inadequate parking. Aesthetically this is not an attractive building. The selection of this property for this project has nothing to do with whether this is an appropriate place for this type of project. The residents of this building deserve to live in a neighborhood, not one that stands out in such stark contrast to the community.

Judy Susmilch spoke in opposition as the owner of a salon directly across the street from the property. She has owned the salon for 18 years with 31 stations. The density is too high with hardly any usable open space. There are likely to be 120+ children at this site, with 45-90 adults, that's 230 people in this tight site. The units themselves are very small and the community area or outdoor space need make up for that. She is very concerned about the quality of housing at this density. On the north there is a waterway, on the east there is a detention pond, to the south is a service area, this property is going to be enclosed on three sides, basically isolating it from the rest of the community. To compare this project to the Milwaukee project is not reasonable as they have on-street parking in Milwaukee, and the units are approximately 16% larger in size than the units proposed here.

Sonya Huebner spoke in opposition as a home-owner in the neighborhood since 1986. The greenspace is part of what makes this neighborhood family-friendly. She commented on the recent news that the City of Madison is contemplating demolishing several buildings downtown to make room for more greenspace, and here the greenspace would be taken away. The size of this facility would loom over everything else in the neighborhood. This is not enough space for the children that would be moving into this building, noting safety issues with traffic, crossing the street, and having single-parent families that cannot constantly watch the children.

Joseph Krzos spoke in opposition, echoing much of what others said. This proposed rezoning is inconsistent with the land use envisioned for this property by the 2006 Comprehensive Plan and should be rejected on that basis. A giant 4-story building being proposed next to a greenway is disheartening. None of the buildings within eyesight of this site are over 2-stories. This building will stick out like a sore thumb. If an elevator shaft is needed the building will be even higher at its peak.

The Chair noted that many of the issues raised by the speakers are appropriate to the larger discussion about this project, but perhaps not so particular to this Commission which is charged with design rather than with questions of overall density or placement and policy on where such housing might go. The Plan Commission and Common Council will weigh those issues.

Comments and questions from the Commission were as follows:

- I'd like the applicant to address some of the concerns about having outdoor amenities/playgrounds and other facilities for the anticipated number of children that will live here.
 - We have the tot lot which is well-used in other buildings. There are never 45 kids at one time. We also have greenspace to gather. There are 3 parks within one mile of the site. As far as on-site, we have outdoor space and indoor space for tenant meetings and families.
- I see the two greenspaces, how are they developed, what amenities, what equipment, what reason do the kids actually have to go out there and play?
 - The intent is to have some sort of structure there, it's gated. It's a place to toss a ball or Frisbee. We know this is a constrained site. The amount of greenspace we've provided is consistent with this development knowing we have parks closer than one mile.
- It sounds like the neighborhood really uses that greenspace now.
- With such a predominance of bike parking in the basement, there has to be a way to accommodate the realistic fact that not everybody is going to go through that motion every day and we'll see bikes all along that fence.

- We have talked internally about a separate stairwell for that purpose to steer people away from the elevator.
- The little kids can just ride their bikes and then take them in the elevator up to their apartment.
- You should make it a little bit easier on the residents. It sounds like not all the residents will have cars, you don't have enough parking for all of them.
- The bike storage is not going to be easy for people.
- The redesign looks good.

ACTION:

On a motion by O'Kroley, seconded by Rosenblum, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (5-0). The motion provided that every effort be made to maximize bicycle parking, even if it means the City has to relax its bike stall parking regulations to make it more convenient for the residents of this building.

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** September 16, 2015

TITLE: 7933 Tree Lane – PD(GDP-SIP), 46-Unit Multi-Family Apartment Building, 9th Ald. Dist. (40007) **REFERRED:**

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary **ADOPTED:** **POF:**

DATED: September 16, 2015 **ID NUMBER:**

Members present were: Richard Wagner, Chair; Lois Braun-Oddo, Cliff Goodhart, Tom DeChant, Dawn O’Kroley, Michael Rosenblum, Richard Slayton and Sheri Carter.

SUMMARY:

At its meeting of September 16, 2015, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a PD(GDP-SIP) located at 7933 Tree Lane. Appearing on behalf of the project were Matt Melendes, representing Heartland Housing, Inc.; Jacob Blue, representing Ayres Associates; and David Jennerjahn, representing Valerio Dewalt Train Associates. Melendes introduced the project, noting that Heartland Housing was chosen by the City of Madison Community Development Authority to build permanent supportive housing to serve families that have barriers to housing stability on this City-owned site. This is part of a larger strategy for the City of Madison with Phase 1 currently under construction. Their timeline is important as they are applying for tax credits through WHEDA, which requires that the zoning be in place by January 2016. High quality design and environment transforms vulnerable populations’ lives. This is affordable housing that Heartland would be responsible for maintenance, management, and caretaking of people. Energy efficiency, quality materials (hardiplank and hardi-siding), health components and community space are very important and integral to their model. Heartland housing pays all the utilities for these families. Twenty-seven parking spots are proposed. Some trees will be removed and the landscape plan for now shows the minimal amount of plantings required. All the stormwater will be brought to the south side of the building to create an interesting bio-feature across the south end of the parking lot. The lot itself is oddly shaped and presents challenges that the team is addressing through interesting architecture and playing with the skylines; they took the natural meandering shape of the creek and used that as a façade element that gave some character to the long façade. As a goal to the health and wellness mission of Heartland’s vision for the residents, they doubled the fire stairs at the front entrance and made it a much more glassy, open and prominent stair to encourage use of the stairs rather than the elevator. Heather Stouder of the Planning Division discussed why this project is a PD; they ran into a lot of small issues trying to fit this into a conventional district with regard to orientation to Tree Lane and bringing up the building to the street.

Comments and questions from the Commission were as follows:

- Make the tree space half as large to allow for an additional tree island.

- Look at making the main entrance more prominent.
- Are there dumpsters on-site?
 - We were looking at doing a dumpster corral at this location.
- So what's the trash room for then?
 - There is a trash chute. Staff collects it here and then wheels it out.
 - We have full-time maintenance staff.
- My plan says bug room, what's that?
 - We get bug infestations, bed bugs, this happens everywhere. We try to get smarter so if that were to happen, in order to eradicate that and isolate it we would have a room that can reach the given temperature, articles could be treated in that external room.
- How to the bicycles get down to the basement for the 60 parking stalls?
 - The elevator.
- You've got a lot of bikes down in the basement, and you've got 30-some stalls for 42-units. Is this what you do operationally? People bring bikes through the lobby all the time?
 - We have bike stalls in our Milwaukee family development, which isn't as much of a biking town as Madison. So we're trying to meet that and celebrate that, we see it as a positive element.
 - The bike rooms there were rarely used. The really little kid's bikes were just taken to their units.
- You've got the potential for a lot of kids here bringing their bikes through the lobby.
- One design concern I have is the glass tower in relation to energy efficiency, in the summertime it'll just bake unless you pump a lot of a/c into it. Is there any way to sunshade that?
 - It'll be a glassy stair tower but it won't be all glass. We were showing how that tower would be made inviting but we realize as we go forward we have to contend with that architecture.
- I think it would be worth your while to talk to other operators in this area about how bikes are actually used and moved through buildings.
- What kind of window are you using?
 - We aren't that far yet.
- Losing the columnar tree in front of the glass stair will be impactful.
- Look at your materials and how that can extend the architecture.
- I appreciate that you're not trying to force some "residential style" to a building like this that's so unique and has such tough constraints. It's a really great solution.
- It's great, come back for initial and final next time.

ACTION:

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.

Attorney Christopher J. Dodge
Phone: (608) 327-4202
Email: cdodge@fuhrmandodge.com

November 18, 2015

Madison Common Council
210 Martin Luther King Jr. Blvd, Room 417
Madison, WI 53703

Madison Plan Commission
215 Martin Luther King Jr. Blvd., Suite LL100
Madison, WI 53703

Madison Urban Design Commission
215 Martin Luther King Jr. Blvd., Suite LL100
Madison, WI 53703

Re: 7933 Tree Lane Project

Dear Sirs and Madams:

This firm has been retained to represent Greenbriar Village Apartments. I am writing with regard to the proposed development for the property located at 7933 Tree Lane (hereinafter referred to as the "Property"). I would like to highlight some concerns regarding the location of the proposed development, specifically relating to the suitability of the Property for a permanent supportive housing development. It is our position that the City should identify and consider other parcels which may be more suitable for a permanent supportive housing development. The Property lacks sufficient public transportation and space for parking, lacks sufficient green space and common space to support its residents and their children, attempts to house a large population of residents in very tight quarters, and the proposed development does not aesthetically fit in to the character of the surrounding neighborhood. For those reasons, I urge the City to find an alternate location for the proposed development.

First, the Property is located near very limited public transportation stops, making transportation for the future tenants difficult. The bus stops located on Mineral Point Road only service one route, the 15 bus, which only operates during peak hours. To travel, for example, to the Capitol Square during non-peak hours, a resident would need to walk along Mineral Point Road, underneath the Beltline Highway, to reach additional stops more than a half mile away on Junction Road. Given the amount of traffic every day along Mineral Point Road, this walk is not ideal, nor safe, especially for families with young children. If the proposed development were located closer to a bus route that operated with all day service, this safety issue would be moot. Therefore, alternate properties located along bus routes with all-day service would be more ideal for this type of housing, especially when so many tenants are expected to rely upon public transportation.

CITY OF MADISON

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**Planning & Community
& Economic Development**

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Second, the Property is oddly shaped and the proposed building leaves tenants with very limited green space with which to enjoy their new home. From the renderings developed by Heartland Housing, there appears to be very limited outdoor space for tenants and their children. While Heartland's October 6, 2015 Letter of Intent does note that much of the Property is preserved as open space, the renderings demonstrate that much of the open space is dedicated to tree and brush areas to the northwest of the building, which is inaccessible to tenants and their children and thus, unusable space. The lack of usable greenspace for tenants poses a safety concern for the children who would live in the proposed development. Also, the proposed development is squeezed between previously developed residential properties and commercial properties located along a busy, six-lane road in Madison. Other proposed properties with more accessible and open space for tenants would provide additional space for parking as well as alleviate the dangers posed by operating sustainable housing near heavily trafficked areas by providing other areas for tenants' children to play and spend their time.

Third, parking space would appear to be inadequate as the development site permits space for only twenty-seven parking spaces for a building intended to house permanent offices for social services, property management, other services, and forty-six residential units. Such limited parking space may force property staff, program and service providers, tenants and visitors to park in neighboring parking lots of other businesses and/or residential properties. A larger, alternative building site could provide adequate parking space for tenants and staff, thus avoiding parking frustration, traffic congestion and unauthorized neighborhood parking.

Fourth, the proposed development seeks to house a large number of residents and their families in very small units, further stressing the need for more open and common space for the families to utilize. The 2, 3 and 4-bedroom units are anticipated to be 750 SF, 1,000 SF and 1,200 SF, respectively. Heartland Housing took the position at the October 27th Public Hearing that any fewer units would not be economically feasible for the developer. However, Heartland's desire to condense the requisite number of units to remain economically viable into a small space should not trump the City's desire to address the wellbeing of future tenants. Another location with more available space to expand would allow for the project to maintain the required number of units without packing the tenants into unreasonably small units.

Finally, the proposed development does not match the aesthetic character of the surrounding properties and will clash with the look and feel of the neighborhood. The development is proposed to be four stories tall, with a commercial warehouse type look to it. Neighboring commercial properties to the south are limited to two or three stories, and tend to be built of more neutral-looking materials, such as brick or concrete. The building will clash with the neighboring residential properties to the northeast, north, northwest, and west and the one- and two-story residential buildings will be dwarfed in size by the height of the four-story development. As discussed at the October 27th Public Hearing, Heartland Housing noted that it was not economically feasible to maintain the project with fewer units, and they were forced to merely build upwards and attempt to maximize the space provided. If a larger, more open parcel was chosen for this development, more care could be given to the look and design of the structure and its surrounding neighborhood. Further, a larger parcel with more space would mean that the building could expand horizontally to blend in more with neighboring properties, rather than being forced to vertically tower over other properties.

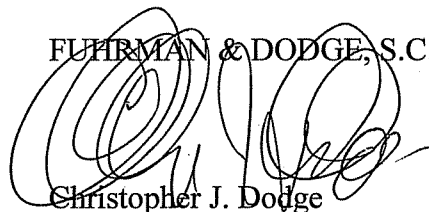
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While the idea of supportive housing for Madison may be an appropriate response to the rise in Madison's homeless population, it appears as if Heartland Housing is attempting to cram an industrial-looking sustainable housing development into this oddly-shaped, small parcel of land, far from adequate public transportation to serve its low-income tenants. The parties involved do not appear to be addressing safety concerns that may affect the development's tenants, nor do the parties appear to be concerned with maintaining the aesthetic qualities of the current neighborhood. We would request that the City and the involved developers contemplate these concerns when considering whether to move forward with the project, and ask that the City ultimately relocate this project to an alternative property.

Thank you for your attention to this matter. If you have any questions, please do not hesitate to contact my office.

Very Truly Yours,

FUHRMAN & DODGE, S.C.

A handwritten signature in black ink, appearing to read "Chris Dodge", written over the printed name of Christopher J. Dodge.

Christopher J. Dodge
Attorney at Law

cc: Greenbriar Village Apartments

Submitted on Monday, November 16, 2015 - 6:45pm Submitted by user: Anonymous Submitted values are:

First Name: Tom

Last Name: Elliott

Organization/Company:

Address: [REDACTED] Oakbridge Court [REDACTED] Madison, WI, 53717 Primary Phone Number: [REDACTED]

Email: [REDACTED]

Request Type: Zoning/Zoning Changes

How should we contact you? Email

Message:

We are vehemently opposed to any development of 7933 Tree Lane including the project being developed by Heartland Housing, Inc. of Chicago and the City of Madison Community Development Authority to house 46 chronically homeless families.

We have lived in the apartment project adjacent to 7933 Tree Lane, Oakbridge Court Apartments managed by the T.R. Mc Kenzie Company, for over 13 years.

We will move if the project is approved for construction.

Sincerely,

Thomas W. Elliott

cc: Kevin Hsiao

Stouder, Heather

From: Tucker, Matthew
Sent: Thursday, November 19, 2015 9:03 AM
To: Stouder, Heather
Subject: FW: Form submission from:

-----Original Message-----

From: Dickens, Kris
Sent: Thursday, November 19, 2015 7:55 AM
To: Hank, George; Tucker, Matthew; Cornwell, Katherine
Subject: FW: Form submission from:

see below

Kris Dickens

Building Inspection
City of Madison
215 Martin Luther King Jr Blvd
Room LL 100
PO Box 2984
Madison WI 53701
608-266-5902 - phone
608-266-6522 - fax

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» » » Please consider the environment before printing this email. « « «

-----Original Message-----

From: noreply@cityofmadison.com [<mailto:noreply@cityofmadison.com>] On Behalf Of webadmin
Sent: Thursday, November 19, 2015 7:50 AM
To: Building Inspection General Mailbox
Subject: Form submission from:

Submitted on Thursday, November 19, 2015 - 7:49am Submitted by user: Anonymous Submitted values are:

First Name: Tom
Last Name: Elliott
Organization/Company:
Address: [REDACTED] Oakbridge Court [REDACTED] Madison, WI, 53717 Primary Phone Number: [REDACTED]
Email: [REDACTED]
Request Type: Zoning/Zoning Changes
How should we contact you? Email
Message:
Dear Mayor Soglin:

Again, I am writing to protest the 45 unit Homeless housing project at 7933 Tree Lane. As you know I am opposed to any development of the site and have serious concerns about the use being proposed by Heartland and the City of Madison. It also bothers me that the project has been held out to the neighborhood as a "done deal" that cannot be stopped. In fact, it has been made my understanding that one concerned citizen was actually removed from a meeting by security after he protested the project. This is hardly democratic and more reminiscent of a "moneyed cram down."

Homelessness is a symptom of something that is so profoundly wrong or problematic with a prospective tenant that in the past it has excluded them from all or even the most minimal of housing options. What does the screening process and project proposed for 7933 Tree lane offer that will address the underlying problems that prospective tenants will bring with them to the project? For instance, but not limited to, will the project be staffed full-time or even part-time by a social worker? Will substance abuse counselors be on site and available to tenants? Will phycologists, psychiatrists, or any mental health provider be holding office hours at the site? Will there be any medical staffing on site, such as nurses or nurses aides? Will there be a pill dispensary or residents' medicine manager on site staffed by qualified individuals?

Does the project have a Policy and Procedures Guidelines for Processing Applications? Can the neighborhood get a copy? What will be the project's policy on hand guns?

Will the project offer day-care the residents can afford? Pease respond with a yes or no, only.

Will the arrest or conviction record of an Applicant or Adult resident automatically result in an Application being denied? Pease respond with a yes or no, only:

Will the arrest or conviction record of any Juvenile listed as a resident on an Application result in the denial or rejection of an Application? Pease respond with a yes or no, only.

Will any tenants' parole officer be holding office hours on site?

How often will a unit's lease be evaluated to determine whether or not a person who is not disclosed on a lease has taken up residency in a unit?

Thank you,

Tom Elliott

Cc: Zoning Board, Capital Times and Isthmus

Stouder, Heather

From: [REDACTED]
Sent: Wednesday, December 02, 2015 6:02 PM
To: Stouder, Heather
Subject: Proposed Tree Lane Housing

Dear Ms. Stouder:

The proposed housing development would cram way too many units (46) into too small a space.

At best, this site could accommodate one half of that number.

Thank you.

Arnie Vaske
[REDACTED]

Matt,

Thanks for your Nov 19 reply to my Nov 17 email. I'm glad the city is trying to help homeless families. However, I still have many concerns about this building location. Please submit this letter as public comment for the Dec 7 Plan Commission meeting.

Public transportation

Yes the 15 bus going East bound runs every 30 minutes during weekday rush hour but only until 10 am in the morning from the Haen park stop. After that it only runs hourly until 3pm and after 12pm it doesn't go East bound from the Haen park stop at all. If a Tree Lane resident has a job or errand that starts after 12pm, this bus won't help them.

You are right that the 67 bus runs weekdays, also. I thought it was weekends only but now I see the weekday times in the schedule. However, it only goes one direction. A resident who takes the 67 to West Town mall area for shopping or work would need to make a circular round trip and go to the West Transfer point before returning to Tree Lane. That would take 25 to 40 minutes on weekdays depending on time of day. That's not too bad but it is worse on weekends where it would take almost an hour for the trip, and if they miss their bus they would wait another hour for the next one.

Walkability

You say the walkscore is 70 which is above average. When I click your link and go to the site (<https://www.walkscore.com/score/7933-tree-ln-madison-wi-53717>) it says the walk score is only 60. Here is the text:

"7933 Tree Lane has a Walk Score of 60 out of 100. This location is Somewhat Walkable so some errands can be accomplished on foot."

I have never heard of the walkscore site but to me it looks like it bases the score on the number of places (stores, parks, offices, etc) in a nearby geographic radius of the area. I agree there are a lot of places within the nearby geographic area, but how easy is it to walk to them? That is more important and I still don't think the area is pedestrian friendly.

To walk to West Town mall they would have to cross Mineral Pt rd and walk several blocks alongside Mineral Pt with busy entrances to business and store driveways. Mineral Pt has a lot of high speed traffic which makes crossing and walking dangerous. A couple years ago one of my neighbors was killed by a vehicle while trying to walk across Mineral Pt at High Pt rd. It's a high crash area.

Walking to Prairie Town is pretty bad, also. Walking either of these places carrying groceries or other shopping items would be harder. Also, in Winter these sidewalks are not plowed well so are often icy or snow covered. Because it is so dangerous, it's unusual to see pedestrians walking on those sidewalks, and very rare to see anyone carrying groceries or other items. I have lived in the area many years and the traffic here seems to get worse every year, unfortunately.

Lastly, the NW corner of Mineral Pt and High Pt roads is a private home with no sidewalk. Instead there is a large ditch with many trees, making it very hard to walk in their yard. Thus, pedestrians usually have to walk in the right most lane of Mineral Pt rd which is dangerous, especially at night. That is where they would be walking to and from the 67 bus stop.

Outdoor space

I'm glad there would be two fenced in play areas for the kids. However, I'm sure the kids could still find a way to get in the drainage ditch. Kids like to explore wooded areas.

Hean park is more than one block away. It's three or four blocks from 7933 depending on which route you take, but still close enough for them to walk. You say two other parks are within one mile and I presume you are referring to Sauk Creek and Walnut Grove parks. Sauk Creek would be about another six blocks past Haen park and Walnut Grove another ten blocks or so. Those would be quite long walks back and forth especially for young kids or disabled residents, so I doubt those parks would get much use from Tree Lane residents. Also, I still think the playgrounds in all those parks are full on most good weather weeknights and weekends, so it would be hard to accommodate more children from Tree Lane.

Public Notice

Here is the Heartland Land Use Application:

https://www.cityofmadison.com/dpced/planning/documents/7933tl_app.pdf

Question six says:

"The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to filing this request. List the alderperson, neighborhood association(s) and business association(s) and the dates you sent the notices."

Notice to District Alder made on 9/1/2015.

Heartland did not notify nearby neighborhood associations and business associations as far as I know. Nothing is listed except the Alder.

Wooded nature area (greenway)

You said "trees in the greenway will not be removed", but what about trees in the rest of the area? The plans show 9 or 10 trees being removed which would hurt the environment and be a loss for those of us who enjoy looking at them on walks. Page 3 of this document shows ten trees being removed:

<https://madison.legistar.com/View.ashx?M=F&ID=4138133&GUID=B60EC623-7870-4B46-97E5-BDC9592760A0>

Page 3 of this document says nine trees would be removed:

<https://madison.legistar.com/View.ashx?M=F&ID=4136605&GUID=51DE7E84-D7D8-4C4D-89CA-8754F28013EC>

"Plans shown the removal of nine existing trees in the area of the proposed building and surface parking, and the landscape plan shows 12 proposed trees throughout the site."

Schools

What schools would the Tree Lane kids attend? Muir and Memorial h.s.? Are these schools able to accept 150 more kids total? How would the kids get to school and back? It's a long walk from Tree Lane and back especially in Winter.

Soil condition

Here is a question from a neighbor of mine: "Was there a soil test for contaminates? The strip mall and lot was a Township maintenance garage up to and before 1985. Gas, oil and road material and salt was stored there. Petroleum products were often dumped on the ground."

There were two items from my Nov 17 and 18 emails that you didn't address so I will repeat them.

- 1) Putting a multi-family residence in the back of a strip mall doesn't seem safe. Kids will be walking around among car traffic going to stores which is dangerous.
- 2) The building would be four stories high which is higher than any building in the area. It would worsen the view of the horizon in the area and set a bad precedent for future buildings. The building would stick out like a sore thumb here.

Selection Process

I understand there are many factors to consider and the selection process is complicated. But I still find it hard to believe a better location can't be found on the Near West Side or Downtown. A four story building would better fit in those places and they would have more to offer. I think part of the problem is too many luxury apartments and condos are being built in those places. Those residents and their alders need to find room for homeless buildings. For example, how about in the Judge Doyle Square where the city is having trouble finding other occupants?

Sincerely,

Brian Shore

----- Forwarded Message -----

From: "Wachter, Matthew" <MWachter@cityofmadison.com>

To: "[REDACTED]"
Cc: "Okeefe, James" <JOKeefe@cityofmadison.com>; "Skidmore, Paul" <district9@cityofmadison.com>; "Erdman, Natalie" <NERdman@cityofmadison.com>; "Fruhling, William" <WFruhling@cityofmadison.com>
Sent: Thursday, November 19, 2015 3:14 PM
Subject: RE: Proposed homeless building at 7933 Tree Lane

Mr. Shore,

Natalie asked that I respond to your questions since I am the project manager from the CDA for this particular project. I will try my best to answer your questions, but feel free to give me a call to follow-up on any details.

Public Transportation

On weekdays, the 15 and 67 are within a quarter mile walk. The 15 runs every 30 minutes during rush hour. The 67 runs every 15 minutes in the morning and afternoon rush hours and every 30 minutes in between. This line connects to the West Transfer point or becomes the 6, which has service to downtown and out to the east side. On the weekends, service to the 67 is less frequent, but the 63 and 68 are also available though slightly farther from the site.

While not as frequent or robust as service available downtown, this section of Mineral Point Road has some of the most frequent service in our system.

The locations that residents will be traveling to are jobs, school, grocery stores, parks, clinics, etc. Most of these locations are within walking distance of the site or are on the west side.

Walkability

There is sidewalk the entire length of Mineral Point Road extending to Prairie Town Center and most street crossings have street lights. There is a pharmacy, grocery, and numerous stores within a half mile walk. The Walkscore of the site is 70 out of 100, compared to an average score of 56 for the city as a whole, indicating that this is a very walkable neighborhood.

Employers

Prairie Town Center and West Town Mall are both major employers of service sector jobs that residents may be qualified to apply to. WHEDA, the state agency in charge of the tax credits used to finance the project, has designated this census tract as an "Employment Center" with a particularly high concentration of jobs.

Outdoor Space

The project has two outdoor activity areas for residents, which will be fenced off from the stormwater utility greenway. Haen Park is one block away and two other parks are located within one mile. I am not aware of any concern from the Parks Department that parks in the neighborhood are at capacity and cannot accommodate further residential development.

The site is currently covered with brush and invasive species which will be removed. Along the edge of the greenway there are wetland plants that will be preserved and protected as required by the DNR. The trees in the greenway will not be removed.

Public Notice

As part of the land use approval process Heartland was required to notify the Alder 30 days in advance of application, which they did. This property is not located within a neighborhood association, so it is my understanding there was no other notice necessary.

Selection Process

In locating this property, the City conducted an exhaustive property search based on the geographic criteria of:

- Proximity to 7-day a week bus service
- Proximity to grocery
- Proximity to schools/neighborhood centers
- Not in a high poverty Census Tract/Block Group
- Located in a WHEDA designated High Impact or Employment Center Census Tract (a virtual necessity to score on the tax credit application)

From this we get a map area that covers downtown and areas around major transit corridors like E Washington, Park Street, University Ave, and Mineral Point Road.

From this, Real Estate staff comb through commercial real estate listings, city owned property, recent business closings, vacant parcels, and sometimes building by building data to make a list of potential sites (a couple dozen). This list then gets narrowed based on price, lot size, zoning, and whether the site is actually available. This left us with a handful of sites for more serious due diligence.

7933 Tree Lane was then selected as the top option as it met all of the criteria, the developer and service provider found it to be a workable site, and it was in a condition to be ready to proceed for a 2015 tax credit application.

If you would like to discuss this further, feel free to give me a call or follow-up email.

Matt

Matt Wachter
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Please consider the environment before printing this e-mail. Thank you!

----- Original message -----

From: "Brian S." <bgswis@yahoo.com>

Date: 11/17/2015 20:10 (GMT-06:00)

To: Planning <planning@cityofmadison.com>, "Martin, Alan"

<AMartin@cityofmadison.com>, "Fruhling, William"

<WFruhling@cityofmadison.com>, "Skidmore, Paul"

<district9@cityofmadison.com>, "King, J Steven" <district7@cityofmadison.com>

Cc: "Olvera, Agustin" <AOLvera@cityofmadison.com>, Dean Mosiman

<dmosiman@madison.com>

Subject: Proposed homeless building at 7933 Tree Lane

Hello,

I am writing regarding the proposed Homeless Housing building for 7933 Tree Lane discussed in this article: http://host.madison.com/news/local/govt-and-politics/madison-eyes-far-west-side-for-housing-project-for-homeless/article_847a73b3-1a83-57ea-8d7a-cc71c94258b0.html.

In the article, Natalie Erdman says "the site makes sense because it's near public transportation, grocery stores and jobs". I am wondering what she is referring to so would like to ask her if she can provide more specifics. I was unable to find an email address for Natalie but hopefully I am emailing the right people.

For public transportation, the only metro bus route that goes near there on weekdays is the 15 and it only stops once an hour except during rush hour commutes. It goes to UW, downtown, and the East side. Is that where the homeless will need to travel? If so wouldn't it be better to have their home closer to those areas? The only bus that goes near there on weekends is the 67. Once an hour it makes a trip from the West Transfer point Mineral Pt rd to West Town mall. Since it only goes one direction it doesn't seem very useful to Tree Lane residents. Will the 15 and 67 be enough for the homeless at Tree Lane? It's hard to imagine.

Also, where are the jobs near here she thinks the homeless will get? Will these employers be on the 15 or 67 bus line? That seems doubtful to me.

The grocery stores nearby are Metcalfe's near West Town Mall and Copp's at Prairie Town Center on Junction road. The 15 bus goes to Copp's but again, only hourly on weekdays. The 67 bus goes to Metcalfe's but only hourly on weekends and one direction.

Without good bus options, it seems like the residents would need to walk places but this part of town is not very pedestrian friendly. There is a lot of car traffic with some of it going high speeds. For example, it's hard to safely walk to West Town mall or Metcalfe's because you have to cross Mineral Pt rd. It's hard to walk to Prairie Town Center because I'm not aware of any sidewalks or paths going there.

In addition, what would the kids at 7933 do for outdoor play and recreation? The only park nearby is Haen park but on nice weather weekends and weeknights, the park is normally full from kids and families who already live in the neighborhood. Also, there doesn't seem to be good options closer to their home for outdoor play. The North side of the 7933 building would be right against a drainage ditch and wooded natural area. Small kids playing there could get lost and be hard to find, and the ditch is full of mosquitoes in Summer. To the South and West of the building are strip malls and parking lots which will be busy with cars so not a safe place for kids to play. To the East of the building is a private residence, Greenbriar apts, and walking across High Point rd there is dangerous anyway.

Also, to make room for the building several trees and bushes would need to be cut down in the drainage area. This wooded area is a nice little nature area for the Oakbridge condo residents to look at and it helps reduce the noise and scenes from the Walgreens strip mall. It's good for the environment to have natural area like this. Cutting part of it down would be bad for the environment and the Oakbridge condo residents.

Lastly, I heard the builder of this project, Heartland, was required to provide written notice to the district alder and any neighborhood or business associations 30 days in advance of the filing of their application. They stated that they'd only notified Alderman Skidmore.

In summary, the Tree Lane location doesn't seem like a good place for the homeless building. Aren't there places on the near West side or downtown that would better meet their needs with more public transportation, jobs, grocery stores, play areas, and be more pedestrian friendly? I know Madison needs more affordable housing and homeless buildings, but this location doesn't seem good.

Sincerely,

Brian Shore