

**From:** Sanger Powers [mailto:powersb@aol.com]  
**Sent:** Monday, October 03, 2011 2:27 PM  
**To:** Stouder, Heather  
**Subject:** Fwd: Attic Angels Expansion

Begin forwarded message:

**From:** Sanger Powers <[powersb@aol.com](mailto:powersb@aol.com)>  
**Subject:** Attic Angels Expansion  
**Date:** October 3, 2011 2:25:33 PM CDT  
**To:** [hstouder@cityofmadiosn.com](mailto:hstouder@cityofmadiosn.com)

Hello Heather,

Thanks for talking to me today. I am attaching the comments that I sent to Paul Skidmore in 2 e-mails on September 24/25 apparently to no avail. I appreciate your passing them on to the appropriate individuals.

As we discussed, I believe that Attic Angels took great pains to preserve the view for residents of the facility by saving the courtyard but this certainly is to the detriment of the owners of the Condominiums of Junction Ridge especially those of the six units whose living areas face the existing structure. The unlucky owners of those units, myself included, will have no green space to appreciate as we look out our living area windows. Instead we will be face to face with a massive building. The current buffer we have will be gone along with the mature landscaping currently in place, Given the miserable job Attic Angels did with the last expansion of the "Haven", I don't have high hopes for the appearance of this new building or the attendant landscaping. In addition, I remain very concerned about Attic Angels using this new entrance to the facility for emergency purposes since it will be the easiest entrance for access from the health center. The current main entrance is well set back from residential units and has no impact on our condos. I am very disappointed that Attic Angels chose to not think at all of their neighbors and the impact this building will have on their quality of life.

Once again, thank you for listening to my concerns. I am sorry they are late but I thought the proper method to communicate them was thought the Alderperson. It seem that was an exercise in futility!

I have appended my comments to Paul Skidmore below:

Sent September 24:

Thank you for taking the time to contact the City of Madison Common Council.  
Your message will be routed to the appropriate individual(s).

General Information  
Name: Sanger Powers

Address: 609 McGuffey Drive  
City: Madison  
State: WI  
ZIP: 53717  
Phone: 608 836-1364  
Work Phone: 608-358-5888  
Email: [powersb@aol.com](mailto:powersb@aol.com)  
Should we contact you?: Yes

Message:

I am very concerned about the proposed expansion of Attic Angel Place. There are 6 condominium home owners whose living areas face the proposed expansion site. While Attic Angels owns much other property on the site where an expansion could be placed, they chose, I am sure, the site where it would be cheapest for them without giving any thought to homeowners across the street. With this proposed expansion they will effectively eliminate all of the green space we now have as a buffer to their buildings which really affords the homeowners with some sort of a view. This proposed expansion will totally block any view and will instead slam an overly large building on a too small site and with it even further reduce the property values of homeowners across the street and in the adjacent neighborhood.

I am sure the approval for this project will go through the necessary processes without a hitch but I think you ought to know how a homeowner feels. I am sure I am but one of at least 6 that feels strongly about this expansion. In addition it will increase traffic flow and emergency vehicle flow directly in front of private residential residences. So much for Attic Angels making an attempt to be a good neighbor.

Please share this e-mail with appropriate representatives. Thank you for listening.

Sanger Powers

Recipient:  
Paul E. Skidmore

Sent September 25:

Thank you for taking the time to contact the City of Madison Common Council.  
Your message will be routed to the appropriate individual(s).

General Information  
Name: Sanger Powers  
Address: 609 McGuffey Drive  
City: Madison  
State: WI  
ZIP: 53717  
Phone: 608 836-1364

Work Phone: 608-358-5888  
Email: [powersb@aol.com](mailto:powersb@aol.com)  
Should we contact you?: Yes

Message:  
Mr. Skidmore,

I wrote you an e-mail yesterday and wanted to follow with some additional thoughts on this expansion. I reviewed the approval notes from the last expansion of the Haven. Attic Angels never followed the planning suggestions and if you look at that building you can see that it is not architecturally in keeping with the other buildings and was so poorly landscaped that it looked run down on opening and continues to look run down. At least it is set back much further from our condominiums and has less impact on our residents.

This proposed new building is far too close to our living areas which directly face the proposed structure. I fail to understand why they did not consider other areas of their property where the impact on existing homes would be minimal. I am sure it was cheaper to join the new building with the old at the location they chose.

I see that you supported the last expansion as did the neighborhood association. I hope that doesn't happen this time and I hope you take the time to talk to other owners in our project about the impact this building will have on our quality of life and our property values.

I really concerns me that some large building projects get delayed forever in this city but smaller ones such as this just pass right through. If the project is approved and it probably already tacitly is approved, I hope the planners don't just make recommendations that are not followed by Attic Angels but that they truly think about the neighbors and make revisions that have some meaning.

Needless to say I am very disappointed in this project and the ability of Attic Angels to cram it down the throats of their neighbors. Can you imagine the noise, dirt and disruption we are going to have to suffer during the next year if the project starts this fall and the miserable views we will have into perpetuity. It would have been nice for the management of Attic Angels to consult with their neighbors before finalizing the plans but that just would not reflect the Attic Angel touch! My father resided at Attic Angels for 4 years and I am well aware of the Angel "touch" or lack of thereof.

I hope you will give some strong consideration to this message.

Sanger Powers

Recipient:  
Paul E. Skidmore