

From: [REDACTED] >
Sent: Friday, October 19, 2018 1:45 PM
To: Punt, Colin
Subject: Shroeder development.

I am opposed to the development proposal for the shroeder homeless building. It is an inappropriate site and would like you to vote against this site and look for a better site. And the other homeless housing sites have many problems that need to be addressed before building another problem area.

Sent from my Sprint Samsung Galaxy S7.

From: Kevin Murray <[REDACTED]>
Sent: Friday, October 19, 2018 11:21 PM
To: Punt, Colin
Subject: Stone House Development Proposal

Hello Colin,

I received your email from one of my neighbors in the greentree neighborhood. I wanted to voice my concerns around the Stone House Development Proposal and understand where this project currently stands. If it makes more sense for me to talk to someone else please feel free to forward me along.

My wife and I moved to the Greentree neighborhood about 2 years ago and have enjoyed the neighborhood and many of my direct neighbors. We expected Greentree to be a neighborhood where we could raise a family and feel comfortable with our safety. Since we have moved in it seems that there have been a number of safety concerns in the area and that the local police have struggled to reduce the amount of crime. Recently there were gun shots exchanged within a mile of our house and near to the proposed location of the Stone House Development location: <https://wkow.com/news/2018/10/05/woman-shot-at-on-madisons-southwest-side/>

I want to voice my concerns surrounding the proposed development. Being relatively new to the area it seems that the resources (police, education, and others) in the area are already struggling and adding this property will only increase that strain on a neighborhood with many hard working families trying to ensure their safety and prosperity. Due to these reasons I am adamantly against this proposal and would like to understand where the current proposal stands and the likelihood that it will go through. The proposal has come as a shock to me and my neighbors and I have the feeling that we have no say in the matter, despite the likelihood that it will continue to drain our resources and the prosperity of our neighborhood. Any and all information that you can provide would be appreciated.

Thank you,
Kevin Murray

From: gary hughes [REDACTED]
Sent: Saturday, November 10, 2018 5:44 PM
To: Punt, Colin
Subject: Affordable Housing on Schroeder Rd

Follow Up Flag: Follow up
Flag Status: Completed

We have lived in Greentree for 46 yr. During this time we have raised 3 sons who went to Falk and Orchard Ridge, had many friends and could ride their bikes anywhere. They also had paper routes which they delivered in the early AM and we never feared for their safety. We could leave our front doors and garage doors open with no fear of theft or harm.

Times have changed, we leave our doors locked at all times now. We are against the building of the affordable housing being built in the Greentree neighborhood. Apparently the neighborhood has no say in this decision and never take the home owners or the tax payers into consideration, **where are our rights**. We have heard of violence and noise requiring constant police presents from similar buildings such as this. This is just a grand money maker for them but a pain in our side. The mayor and city council have allowed Madison to become a haven for the delinquent and homeless and continue to make it too comfortable to stay. I am all for helping the mother w/children and veterans, but the rest can help themselves because most have chosen this life style.

Look at the current heavy traffic on Schroeder road with the building of Exact Science, we already have accidents waiting to happen.
Yes, you can build it anywhere, but not in our neighborhood.

Dorothy

Sent from Mail for Windows 10

From: Gary Gruenisen [REDACTED]
Sent: Tuesday, November 13, 2018 5:01 PM
To: Punt, Colin
Subject: Schroeder Road Low Income Housing Project

Follow Up Flag: Follow up
Flag Status: Completed

Unable to attend meetings and trying to stay on top of this, vehemently against this project. Many valid critical reasons with no resolution by the parties involved. In fact, this location is a very poor place or any housing; that is why there have been only commercial uses there since the roadway was established. The neighbors and neighborhood are vastly majority against, it is not our responsibility to house the poor of this city.

GG

Sent from [Mail](#) for Windows 10

From: Rhonda P Hein [REDACTED]
Sent: Monday, November 26, 2018 8:22 PM
To: Soglin, Paul; Punt, Colin
Subject: Proposed development of affordable housing by Stone House at 5614 Schroeder Rd.

Follow Up Flag: Follow up
Flag Status: Completed

Good Afternoon:

We are writing to express our opposition to the proposed development by Stone House at 5614 Schroeder Rd. Despite reassurances offered at neighborhood meetings conducted by our alderperson, we believe this development would decrease the value of our neighborhoods' properties. We have been homeowners on Saybrook Rd. for over 30 years. Our concerns relate to traffic, parking, schools and the low-income nature of the housing.

-- Re: Traffic. Even without the impact of a fully staffed and operational Exact Sciences or this proposed development, it is already difficult and dangerous to access Schroeder Rd. from the Greentree neighborhood at many times of day. Saybrook Rd. is already abused as a short-cut (despite speed bumps) by many motorists seeking to avoid lighted signals at Schroeder Rd./Whitney Way intersection and that will continue to increase. Representatives of Traffic Engineering indicated at the meeting that there are no funds available to address issues created by increased traffic.

-- Re: Parking. Insufficient parking at the development for multiple apartment dwellers and guests will mean more vehicle parking along Schroeder Rd. and Saybrook Rd, further impeding sight lines and traffic.

-- Re: Falk Elementary School. It was laughable for the representative of Madison Schools to tell those at the meeting that the district will see up to 5 new students as a result of the development. There are many two and three-bedroom units and play area for children proposed in the development which will certainly add more than 5 low-income students to an already low-income burdened elementary school. The declining quality of Falk School affects property values in the area.

-- Re: Low-income/affordable housing. The nature of the residents in the housing will contribute negatively to the safety of local long time residents. Review of police responses to low-income developments bears out the increase in theft, burglary, vandalism and gun play. Our neighborhood already feels the effects of low-income housing subsidized and promoted by the city along Raymond Rd. and west Schroeder Rd. Concerns about these issues affect quality of life and property values for your tax-paying residents. Stone House assures us that they monitor their residents closely, but when those residents misbehave off-property it will not reflect on Stone House. Even if Stone House does a good job of monitoring residents, Stone House may not always be the company in charge of, or in ownership of, the property. Other Overlook projects have been located in areas with other rental or condominium projects; not in the midst of established single-family residences.

We fear that the city's interest in, and commitment to, affordable housing is going to proceed without regard to long-term tax-paying residents. There has not been sufficient time for neighborhood residents to organize in opposition to this project. It feels as if this project is being rapidly pushed through in order not to have to look closely at effects upon this area.

Please reconsider.

Thank you.

Rhonda and Michael Hein

From: [REDACTED]
Sent: Friday, November 30, 2018 7:35 AM
To: Punt, Colin
Subject: Schroeder Road, Babe's

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Punt:

This email is about the development at the Babe's Bar and Grill location on Schroeder Road. I am opposed to the project in the current form.

- 1) It is too big for the site. Too tall. Make it smaller and lower and I have no problem. The problem is the site is too small and the developer would not make enough money unless it's a fat building sitting on a postage stamp.
- 2) The design of the building does not fit with the neighborhood. It's just another squared-off typical apartment building. No thought given to making it more residential looking. These designs may be fine from the point of the developer. Easier to construct. Cheaper to construct. They don't match the buildings around it.
- 3) We have two shopping centers with 80 percent vacant stores just across the road. Plenty of space to develop housing and get rid of decaying buildings. Retail will not be making a comeback. The city needs to address this issue before tearing-down operating businesses like Babe's and installing housing. There needs to be some aggressive push by the city to come to terms with the owners of these properties for the good of the city. We do not need more empty stores, more huge companies like Exact Science. The Exact Science project is fine with me. Staggered start times for employees. The open areas near Schroeder seem to be nicely developed. But we don't need more traffic. I think we have reached our max. Then if you develop larger intersections and roads it only means that will mean more traffic with more congestion. Recent studies show the more you add roads and ease of travel the worse it gets. We need to encourage more single-family homes staying put in our area. We need to upgrade the look of this area as residential not "kill off" the quality of this area of Madison.
- 4) If we need low income housing, make it smaller building across the city. Not stacks of lower income housing in concentrated locations. We have many rental properties along Schroeder now. That's fine. We have done our jobs to contribute to the need.
- 5) City Government, as it appears to me, does not listen enough to the people who live in an area. You have two meetings on this subject where it appears that this sort of development is already a done-deal and these meeting are to show that you had one, but the outcome has already been decided. Then you have the actual meetings where the votes are taken downtown after we have already sat through two meeting in our neighborhood. You wear us out. You know how we feel. Anyone who attended these neighborhood meetings would tell you we do not want this project in this form.

Thanks for your attention,

Phil Duncan, [REDACTED] White Oaks Lane, Madison, WI 53711
Sent from Mail for Windows 10

From: Parks, Timothy
Sent: Monday, December 03, 2018 9:39 AM
To: 'Ron Restaino'
Cc: Tucker, Matthew; Kirchgatter, Jenny; Punt, Colin
Subject: RE: Proposed Project - Babe's Location

Ron,

Your comments will be shared with the Plan Commission.

Regards,
TIM



Timothy M. Parks
Planner
Department of Planning & Community & Economic Development
Planning Division
Madison Municipal Building, Suite 017 (Level Zero "0")
215 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703
tparks@cityofmadison.com
T: 608.261.9632

From: Ron Restaino [REDACTED]
Sent: November 30, 2018 4:56 PM
To: Kirchgatter, Jenny <jkirchgatter@cityofmadison.com>; Tucker, Matthew <mtucker@cityofmadison.com>; Parks, Timothy <tparks@cityofmadison.com>
Subject: Proposed Project - Babe's Location

Ms, Kirchgatter, Mr. Tucker and Mr. Parks

I recently received a notice from Madison's City Planning Commission about a hearing regarding the proposed Babe's/low income/homeless housing project. As I am unable to attend, I'd like to register my concerns.

After hearing continued media reports in the last week about the disruption and turmoil to the neighborhood created by the homeless housing project at Tree Lane, I am concerned about this project's potential impact to my business. There are many successful businesses, including mine, within a stone's throw of this proposed project that could be negatively impacted. I hope this project doesn't proceed without adequate safeguards and regard for the neighboring businesses and the entire surrounding neighborhood.

Sincerely,

Ron Restaino

From: m wu [REDACTED]
Sent: Monday, December 03, 2018 3:48 PM
To: Punt, Colin
Subject: Proposed Stone House Development- Schroeder Rd

Follow Up Flag: Follow up
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I live on Laurie Dr in the Greentree neighborhood near the proposed development. I am **in favor** of the subject development. A well managed project of this type is needed.

I appreciated the meetings that provided the opportunity to hear officials from a variety of departments and the school district regarding the potential impact on our neighborhood. However, it seemed that there is little emphasis on sustainability. I'm disappointed that there are no plans for solar installations, rain garden, etc. In this time of climate change I would like to see more emphasis in this area. Did I miss hearing of any such requirements or recommendations on new or existing projects?

Thank you for all you do to sustain and improve our city.

Mary Ann Woodke
[REDACTED] Laurie Dr

From: Karen Gruenisen [REDACTED]
Sent: Tuesday, December 04, 2018 2:03 PM
To: Punt, Colin
Subject: Stone House Development

Follow Up Flag: Follow up
Flag Status: Flagged

I am opposed to the proposed Stone House Development. I live in the Greentree neighborhood. This project is ill-advised for this location for several reasons:

- 1) It will increase traffic on Schroeder Road and the Schroeder Rd-Whitney Way intersection. Traffic on Schroeder Road already will be increasing with the full staffing at Exact Sciences. Schroeder Road is already high traffic, it's difficult to access from Greentree. The residents of the Stone House Development will have to either cross Schroeder Road or add to the already high traffic (and growing #'s) numbers.
- 2) It is not a good location for families with children. Again, Schroeder Road/and the intersection with Whitney Way is high traffic. That corner is a space best suited for commercial activities. There are no services in SAFE walking proximity - grocery store, Walgreen/CVS, library, schools, parks.
- 3) Our area is already dealing with our "share" of low income/affordable housing and distressed families. Falk and Orchard Ridge/Toki demographics clearly demonstrate that fact. There are other areas of the city, schools that are not in the same demographic category as we are in the southwest side (Van Hise, Hamilton, Crestwood, Shorewood, on the westside for example). Adding more distressed families will only increase the demands at Falk/Orchard Ridge/Toki.

I encourage you to revise this plan to find a better location.

Regards,

Karen Gruenisen

[REDACTED] Piping Rock Rd

From: Sam Haswell [REDACTED]
Sent: Friday, December 07, 2018 10:55 AM
To: Punt, Colin
Subject: Re: Stone House Development's Proposal

Mr. Punt,

I've just heard that the Common Council voted unanimously to approve funding of this project. I have two questions:

- 1) Is this indeed true?
- 2) Were the concerns of the community addressed? At the meetings held in our neighborhood, nearly everyone was opposed to this idea. Was this point made?

It is extremely disappointing that no one opposed to this development was allowed to voice their concern. I do not understand how the Common Council could have decided in favor of funding this program. It's clear that no one on the council has ever been to the proposed location and seen traffic on Schroeder, no traffic studies have been conducted, and the Stone House developers have an extraordinary influence over the council.

The community's opposition to this project **MUST** be heard. Please make sure that our vehement opposition is detailed during the meeting to be held on the 17th. This absolutely cannot be approved.

Thank you for representing us at the next meeting.
Kind regards,
Sam Haswell

On Tue, Dec 4, 2018 at 9:07 AM Punt, Colin <CPunt@cityofmadison.com> wrote:

I can pass your comments on the Community Development staff for that meeting. I'm not sure about their policies, but Planning staff tries to get late comments in as handouts for the Plan Commission.

Colin Punt

Planner

Department of Planning & Community & Economic Development

Planning Division

Madison Municipal Building, Suite 017

215 Martin Luther King Jr. Blvd.

Madison, WI 53703

cpunt@cityofmadison.com | 608.243.0455

From: Sam Haswell [mailto:████████████████████]
Sent: Monday, December 03, 2018 5:18 PM
To: Punt, Colin <CPunt@cityofmadison.com>
Subject: Re: Stone House Development's Proposal

Mr. Punt,

Thank you for adding my comments. Have I missed the deadline for the funding approval meeting tomorrow?

Thanks and have a nice evening,

Sam Haswell

On Mon, Dec 3, 2018 at 10:07 Punt, Colin <CPunt@cityofmadison.com> wrote:

Thank you for your comments, Mr. Haswell. They'll be added to the Plan Commission's packet of materials for this proposal. The Plan Commission will review the proposal (and comments) at its December 17 meeting.

Colin Punt

Planner

Department of Planning & Community & Economic Development

Planning Division

Madison Municipal Building, Suite 017

215 Martin Luther King Jr. Blvd.

Madison, WI 53703

cpunt@cityofmadison.com | 608.243.0455

From: Sam Haswell [mailto:████████████████████]
Sent: Monday, December 03, 2018 9:52 AM
To: Punt, Colin <CPunt@cityofmadison.com>
Subject: Stone House Development's Proposal

Hello Mr. Punt,

I'm writing you today regarding the Stone House Development company's proposal to demolish Babe's Bare and Grill and replace it with an apartment building. I attended the meetings, and witnessed that the vast majority of people are vehemently opposed to this (75-80% of the 175 attendees at the first meeting, by Alder Matt Phair's calculation), and I am very concerned that the concerns of the constituents who live in direct proximity of this proposed development are not being addressed. The alders I've spoken with have admitted that the majority of those in the neighborhood are opposed to this proposal, but still believe they are acting in the neighborhood's best interests by pushing for this development. They claim that Traffic Engineering doesn't think traffic will be an issue, but they refused to cite their sources and show the studies (if any were even conducted). Using basic logic, if you add nearly 100 more apartments to that space, congestion will increase. The Whitney/Beltline intersection and Schroeder Road are already at peak capacity, so adding this building without having Stone House pay for the redevelopment of Schroeder/Whitney would be highly irresponsible.

This project should be built somewhere that can actually accommodate the drastic increase in population. Putting it in the location currently occupied by Babes's would have an extremely negative impact on the community, and cannot be allowed to proceed.

Thank you for taking Greentree's concerns into consideration.

--

Kind regards / Bien cordialement,

Sam Haswell

[REDACTED]

--

Kind regards / Bien cordialement,

Sam Haswell

[REDACTED]

--

Kind regards / Bien cordialement,

Sam Haswell

[REDACTED]

From: Weatherwax, Roy C [REDACTED]
Sent: Tuesday, December 11, 2018 5:15 PM
To: Punt, Colin
Subject: Stone House Schroeder Road Project (Babes property)

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Colin Punt.

I realize that there is disagreement over various aspects of the Babes replacement project. At the same time, it appears that the developer has considerable support from alder Phair and city staff.

In fact, I attempted to contact alder Phair by phone about 2 weeks ago, left a message, and never heard back from him.

Perhaps he assumed it was just going to be more negative comments.

If this project is destined to go through, I would at least hope that they could make a better attempt to design the building to blend in with the general style of the surrounding structures. The apartment buildings in that area (and virtually all the homes in Greentree) are designed with conventional pitched roofs (some gable style, some hip style). The flat roof style which is depicted in Stone House's drawings is going to stick out like a sore thumb. Further, the patchwork appearance of the siding which seems to be popular with developers right now really doesn't fit in the location of the project. I believe that the entire project would go down easier with the neighborhood if Stone House designed the building to blend in with its surroundings.

I hope that the Plan Commission will take this into consideration in their review of this project. If you could pass these thoughts on during the December 17 meeting, I would appreciate it very much.

Please feel free to respond if you have any questions on these points.

Thank you - Roy Weatherwax, [REDACTED] Saalsaa Road