

**Tamarack Trails Community Services Association, Inc.**  
**Tamarack Trails West Place Workgroup**  
110 S Westfield Road • Madison, WI 53717

Date: July 2, 2019  
To: Plan Commission  
Cc: Alder Paul Skidmore  
City of Madison Planning Department - Kevin Firchow and Sydney Prusak  
Urban Assets - Melissa Huggins  
From: Tamarack Trails West Place Workgroup  
Janet Hirsch and Jean MacCubbin  
RE: **7043 Tree Lane - Capri Senior Communities - File # 55915**  
Plan Commission Meeting on Monday, July 8, 2019

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These comments are in response to the documents dated 06 May 2019 and submitted by Capri Senior Communities in advance of the Plan Commission meeting on Monday, July 8, 2019. These comments have been compiled by a resident workgroup (Tamarack Trails West Place Workgroup) with the support of the Tamarack Trails Board of Directors.

BACKGROUND

Tamarack Trails Community Services Association, Inc. is immediately adjacent to the West Place site. Our neighborhood consists of 320 homes in buildings of one to six units. Residents take pride in the design of our property and the visual integration with the nearby developments.

RESPONSE TO DOCUMENTS SUBMITTED BY CAPRI

**We generally support, with concerns, the senior housing project and rezoning proposed for 7043 Tree Land and shown on plans dated 06 May 2019.**

We appreciate that the UDC included conditions to address many of our concerns in their approval on June 26, 2019. We ask that these conditions, including sound transmission (especially from the rooftop mechanicals) and additional landscaping between the two properties be included in the Plan Commission approval.

CONTEXT OF THE SITE

The site is currently an open green space scattered with groupings of trees. Along the Tamarack property line, residential homes overlook the site as the grade drops approximately 17' to the Capri site to the east.

ZONING CHANGE/CONDITIONAL USE

The change from Suburban Employment to Commercial Corridor-Transitional will help "maintain the viability of existing residential uses" at neighboring Tamarack and Wexford Ridge Apartments. A senior housing community will provide stable occupancy that would not come with the transitory occupancy of other CC-T permitted uses.

SITE & BUILDING PLANS

The closeness of the two properties has the potential to have a negative impact on the quality of life at Tamarack. We appreciate the willingness of the design team to address these concerns through the building footprint. The orientation of the main entrance and the location of the service areas are both placed on the eastern façade of the building, away from the Tamarack homes. The inclusion of resident amenities at the rear of the building will help to provide a buffer between the two properties.

With the dramatic sloping of the land from Tamarack down to the Capri building, we understand the need for a retaining wall with an average height of 5'-6' and which will range from 1' to 14' in height. The configuration of the wall appears to mimic the curves of the topography. We would like to minimize any dangerous drop-offs and will work with the developer to address this issue.

Currently, there is a good number of trees and shrubs on the site. They provide a light and sound barrier, as well as visual privacy for the Tamarack homes. We would like assurance that the additional greenery included in the UDC approval will be incorporated into the site plans.

#### DESIGN CONCEPT

We are disappointed that the structure does not have a more residential appearance. We do not object to the flat roof. However, the façade is reminiscent of the Navitus office building at the commercial end of the site, rather than having a more residential appearance reflecting the closer proximity of Tamarack. It does not provide an easy transition to the residential homes at Tamarack or Wexford.

#### OTHER ISSUES

We have additional concerns regarding sound from the rooftop mechanicals. It is our expectation that this issue, per the UDC approval, will be addressed as the design process moves forward.

We want to thank the developers of the Capri Senior Communities for their willingness to engage in a dialogue with us. We look forward to ongoing communication during construction and prior to the opening of the facility.

**Tamarack Trails Community Services Association, Inc.**  
**Tamarack Trails West Place Workgroup**  
110 S Westfield Road • Madison, WI 53717

Date: June 23, 2019  
To: Urban Design Commission  
Cc: Alder Paul Skidmore  
City of Madison Planning Department - Kevin Firchow and Sydney Prusak  
Urban Assets - Melissa Huggins  
From: Tamarack Trails West Place Workgroup  
Janet Hirsch and Jean MacCubbin  
RE: **7043 Tree Lane -Capri Senior Communities - File # 54804**  
Urban Design Commission Meeting on Wednesday, June 26, 2019

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These comments are in response to the documents dated 06 May 2019 and submitted by Capri Senior Communities in advance of the Urban Design Commission meeting on Wednesday, June 26, 2019. These comments have been compiled by a resident workgroup (Tamarack Trails West Place Workgroup) with the support of the Tamarack Trails Board of Directors.

BACKGROUND

Tamarack Trails Community Services Association, Inc. is immediately adjacent to West Place site. Our neighborhood consists of 320 homes in buildings of one to six units. Residents take pride in the design of our property and the visual integration with the nearby developments.

RESPONSE TO DOCUMENTS SUBMITTED BY CAPRI

**We generally support, with concerns, the senior housing proposed for 7043 Tree Lane and shown on the plans submitted to UDC, dated 06 May 2019.**

CONTEXT OF THE SITE

The site is currently an open green space scattered with groupings of trees. Along the Tamarack property line, residential homes overlook the site as the grade drops approximately 17' to the Capri property to the east.

DESIGN CONCEPT

As noted in our comments from March 8, 2019, we approve of the angularity of the building footprint. Along the west side of the lot, the developer has carved out several areas that provide visual relief from what might otherwise be an overpowering structure. The configuration clearly provides interesting views and spaces for future Capri residents as well as Tamarack residents whose condos overlook the development.

We remain disappointed with the exterior of the building. We were hoping for a more residential appearance which would emphasize horizontal aspects of the structure, rather than the verticality of the nearby Navitus building. A bonus for assimilating into the residential aspects of the neighborhood would have been the inclusion of strong horizontal white details in areas such as deck rails.

SITE AND BUILDING PLANS

The closeness of the two properties has the potential to have a negative impact on the quality of life at Tamarack. It is the primary source of our trepidation. We appreciate the willingness of the design team to address these concerns through the footprint and orientation of the building and the inclusion of resident amenities between the two properties.

6-7

With the dramatic sloping of the land from Tamarack down to the Capri building, we understand the need for the retaining wall which will range from 1' to 14' in height. The configuration of the wall appears to mimic the curves of the topography. We would like to minimize any dangerous drop-offs and will work with the developer to address this issue.

Currently, there is a good number of trees and shrubs on the site. They provide a light and sound barrier, as well as visual privacy for the Tamarack homes. The plans show the retention of several of the existing trees. We would like assurance that additional greenery is incorporated into the site plans to replace the lost landscaping. This would provide privacy screening for residents of Capri and Tamarack.

#### OTHER ISSUES

We have additional concerns regarding sound from the rooftop mechanicals. It is our expectation that this issue will be addressed as the design process moves forward.

We want to thank the developers of the Capri Senior Communities for their willingness to engage in a dialogue with us. We look forward to ongoing communication during construction and prior to the opening of the facility.

6-7