

# Ace Apartments

Karen White <kawwhite47@yahoo.com>

Thu 8/15/2019 2:16 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

I'd like to know where you live. The Sentry 'corner' proposal is 'over the top' and is NOT taking into consideration the already overly saturated low income housing that is there. I have blind friends who will not even venture out of their condos. The 'hornet's nests' that 'gather' on Martha Lane, Vernon, and surrounding streets, the cops being seen on a regular basis. These seniors and handicapped people living in that area around the Sentry building do not need yet another multiple housing low income unit. I am totally against it, but as politics goes, my thoughts and 'reasonings' will be shoved off the table because there are always 'hidden agendas'. Go build where the old Karmenta Nursing home is. IF there were no low income residents near the Sentry lot, I'd shrug my shoulders and say, "We have to take on 'our FAIR share,'" but this is unconscionable! The safety of that intersection alone is deplorable! Add to it even MORE kids and cars and people and, mark my words, a tragedy is waiting to happen! My friends will no longer leave their garage door open to get some fresh air because of the increase in 'activities' around their complex.

I am not going to waste anymore of my time defending my stand on this unfair 'plan'. There is no place people in the proposed area can go to get fast food and food items. The Kwik Trip was a viable solution. Since we were not involved with the decision the first time around, I can bet we our opinions will not be taken seriously the second time around. What a plan..... go into an extremely vulnerable neighborhood with elderly and handicapped people and basically walk all over them, disregarding their needs. We have more than our fair share.

K. White  
Garnet Lane  
Madison

# Meeting on 8/20

virginia okeson <ginner1@att.net>

Sat 8/17/2019 12:02 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

I live on Lois La, and have lived in the neighborhood for 45 plus years. I will not be able to make the meeting, but want to give my thoughts.

I feel that we have more than enough of "low income" housing, and don't understand the need for more being located in this neighborhood. With the city's rapid growth, I feel we are now becoming more "inner" city. I have nothing against low income housing, as I lived in Northport apts many years ago, and most tenants were great. The problem is when these tenants are not dealt with. When the Meadows were first built many felt the apartments would just bring unwanted problems to our community. This has turned out to be far from that, due to the great management by the owners of that complex. They maintain the grounds, buildings, and also have guidelines, leases, etc that are set up to evict those few who cause disturbances; problems for all the good tenants. I don't see that happening with other major complexes in our area. Just take a look at those apartments across the street from Sentry, and also the ones behind the fire department. In addition we have many houses being bought and then rented out. This has also occurred with the many duplexes in our area. This would be fine if the landlords would be held accountable for maintaining their property, and being more involved. When I go for walks I can pick out the rentals with absentee landlords who only care about their monthly check. The property (including the residence, yards, etc) are not maintained, and if contacted say that they leave the yard mowing up to the renters. This is not right, as the maintenance of the property is not the responsibility of a renter. We have owned properties and have found letting the renters get a break on rent for maintaining the outside area has not worked, so we hire a yard service, with no break on the rent, and it always worked out. There are duplexes in this area that have not had any outside maintenance done (i.e. new windows, new siding, new roofs, painting. old trees cut down) for 40 or more years. They are rented out by what I call "Slum lords".

Thanks for your time - and good luck



# sentry apts

Louise Billings <weezie3623@gmail.com>

Mon 5/20/2019 3:38 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

## General Information

Name: Louise Billings

Address: 1017 Bay Ridge Rd.

City: Madison

State: WI

ZIP: 53716

Phone:

Work Phone:

Email: weezie3623@gmail.com

Should we contact you?: No

## Message:

Lady, been in this district 50 years and you are a disgrace. We have a beautiful neighborhood, residential, good schools. But, you would not understand that because you are not one of us. I will work day and night in the next election to see that you are removed. You have done nothing for your neighborhoods.

## Recipient:

Lindsay Lemmer

# Thank you for the update

Nicole Bunge <noise\_chick@hotmail.com>

Thu 4/25/2019 12:29 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

My name is Nicole and I live at 910 Acewood, in the Acewood condominiums.  
First, thank you for the very thorough update you sent out. Oh and congrats on your election.

I'm not involved in local politics much, except for the low income development a group wanted to put into the old Sentry lot at Acewood and Cottage Grove rd. I have concerns with the layout, the lack of parking, and the lack of (continuous available) bus service that the group didn't address or consider their problem. I would like an update on that project. If it wasn't chosen for federal grant, and is dead, fine. But if they still plan it, things like parking and traffic need to be addressed.

Thanks,  
Nicole Bunge

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# The Ace Apartments

Gilbertson Tom & Vicki <tvgilbertson@sbcglobal.net>

Wed 8/21/2019 3:00 PM

To: Lemmer, Lindsay <district3@cityofmadison.com>;

Cc: Tierney, Michael <district16@cityofmadison.com>;

I wanted to let you both know that my husband and I are still against the apartment building that is supposed to be constructed on the old Sentry property. It is going to be too large for the area and will be an eye sore. The credit union should have been allowed to be constructed on the property instead of what is being proposed and most likely, going to be built. If it's anything like the one on East Washington Avenue or High Point, property values will drastically decrease and crime will be rampant. This is a nice old neighborhood and this proposal was never discussed prior to it's being pursued by people who think they know best. I wish we could have been present and I hope that many showed up to complain, although it obviously makes no difference to those of you who make these decisions. Too bad it couldn't be located closer to where you reside.

Hopefully it isn't allowed to go forward.

**From:** Brian Harris [<mailto:briandharris@gmail.com>]  
**Sent:** Friday, January 04, 2019 7:13 PM  
**To:** Hall, Amanda <[district3@cityofmadison.com](mailto:district3@cityofmadison.com)>; Firchow, Kevin <[KFirchow@cityofmadison.com](mailto:KFirchow@cityofmadison.com)>  
**Subject:** Development at Cottage Grove and Acewood -- YES!

Dear Alder Hall and Mr. Firchow,

We are residents of the Rolling Meadows neighborhood living near Goldfinch and Acewood, a few blocks north of the site of the old Sentry grocery store, and we are writing to express our enthusiastic support of the development proposed by Movin' Out.

Much of the talk in the neighborhood has been in the form of clamoring for a new Kwik Trip, but despite their excellent take-and-bake pizzas, there are already plenty of convenience store / gas station options along Cottage Grove. What this neighborhood really lacks is people. Being from Chicago, we often bemoan how incredibly empty this neighborhood feels. Every time someone walks a dog past our house is an event. Of course, the lack of people makes the neighborhood less safe, as well, with fewer eyes to look out for danger, and let's face it, that strip mall could really use some business.

We are also very pleased that the proposal includes such a high percentage of units set aside for low-income people, the disabled, and veterans. Living through the development boom in Chicago, we were dismayed to see that nearly every single development there was marketed toward high-income buyers, and when the economy turned for the worse in 2008, entire neighborhoods were blighted with empty "luxury" condos few could afford.

Among Madison's best qualities is its welcomness. As the city thrives, something this development will propel, housing will inevitably become more expensive, so it is absolutely imperative that housing for low-income be available. We must be careful through this time of prosperity to ensure that Madison remains a welcoming place for people from all walks of life.

Please support the proposal by Movin' Out. Our neighborhood will be all the better for it.

Sincerely,

Brian and Emily Harris  
4613 Goldfinch Dr.

**From:** [Glaeser, Janine](#)  
**To:** ["Mike Cerro"](#)  
**Cc:** [Cleveland, Julie](#); [Parks, Timothy](#)  
**Subject:** RE: Ace Apartments at October 28 Plan Commission  
**Date:** October 16, 2019 11:51:23 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)

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Mike, thank you for your email regarding UDC Agenda Item #4) 4602 Cottage Grove Road – Ace Apartments. We will share this with the Commissioners this evening and post it to our public legistar file website.

Please feel free to contact us with any future questions.

Thank you,



**Janine Glaeser, AIA, LEED AP**

Architect, Urban Design Planner  
Department of Planning & Community & Economic Development  
215 Martin Luther King Jr. Blvd., Suite 017 (Lower Level)  
Madison, WI 53703  
[jglaeser@cityofmadison.com](mailto:jglaeser@cityofmadison.com)  
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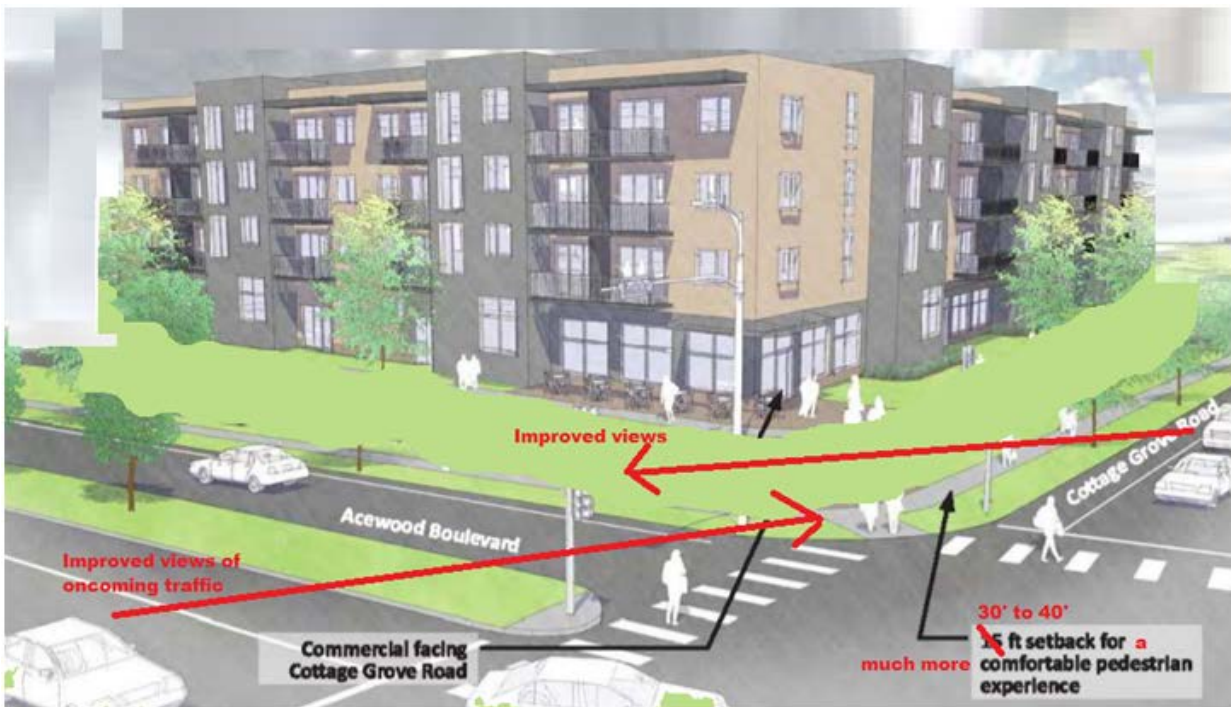
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**From:** Mike Cerro <mike\_cerro@yahoo.com>  
**Sent:** Wednesday, October 16, 2019 11:45 AM  
**To:** Glaeser, Janine <JGlaeser@cityofmadison.com>  
**Subject:** Ace Apartments at October 28 Plan Commission

Dear Madison Urban Design Commission,

In regard to the proposal on Madison's east side District 3 for the Ace Apartments now before you at the Plan Commission meeting, I am writing in opposition to the proposed building location being situated so objectionably close to the corners of this very busy intersection. I would ask for consideration that the building be moved north and east another 25 feet from the proposal, to allow for a setback distance of approximately 30 to 40 feet from the roadway. A photoshop sketch of what this might look like is below. Parking could be included instead of grass areas to the south and the west of the building either nearer to the sidewalk or to the building's edges.





A building setback of 30 to 40 feet allows for improved viewing of traffic and a much less congested 'feel' to the very busy intersection. No building in this area sets this close to the sidewalk and intersections. Setting the building back improves the building access for vehicles and pedestrians. Setting the building back to the north and east clears the viewing angles and provides greater traffic visibility improving safety.

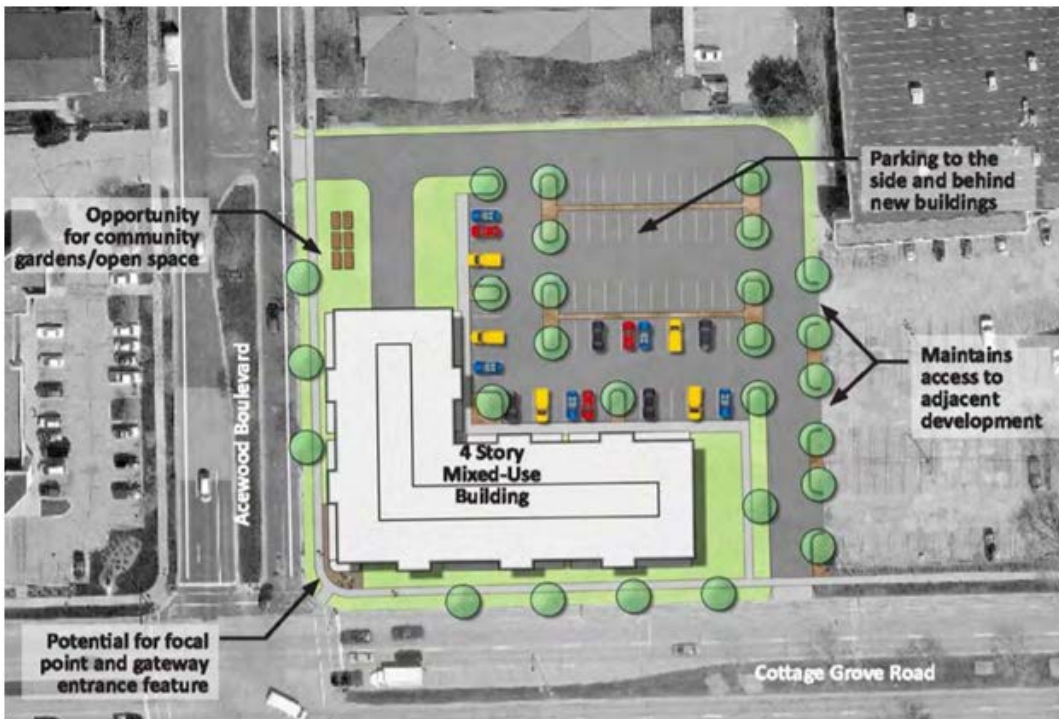
A building setback allows for in the future, should traffic needs increase, the addition of a dedicated turn lane from Cottage Grove Road onto the north bound Acewood Blvd. Without such consideration, there will never be the ability for Traffic Engineering to ever add a turn lane. There presently is none.

Or even perhaps in the future adding a bus stop turn out area, to allow for a stop anywhere along the building on either CG Rd or Acewood in this area without encumbering the flow of traffic.



The existing proposal jams the building right up to both Acewood and Cottage Grove Road, limiting viewing around the corner to traffic and pedestrians. It also changes the character of the entire area from one of larger vistas and viewing to a congested and overtly dense corner without necessity. There is abundant space to move some of the parking to the south and west and open up the viewing angles from Acewood to Cottage Grove Road and vice versa. It also limits all future needs to Traffic Engineering or Madison Metro to assist traffic flow.

Toward the East of the building an access lane may need to either be reduced slightly, or some of the building square footage on the East side trimmed down, to accommodate the bi-directional traffic flow north and south.



Thank you for your consideration.

Mike Cerro

Resident District 3  
4910 Goldfinch Drive  
Madison, WI 53714