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Union at Madison Problems and Concerns

We understand the need for more affordable housing in Madison. I attended the zoom meetings for Union at Madison, The Annex Group's proposed affordable housing site at Wheeler Rd and Packers Ave. As constituents of this district, we brought up several major issues to which no satisfactory solutions were offered. Therefore based on the following concerns, I must conclude that the Annex Group's proposed location is not an appropriate site for this development.

Problems with No Foreseeable Resolution

1. The number one concern is traffic congestion. This must be addressed and fixed before any housing developments are approved between Packers/CV and Sherman including the Annex Group and the Raemisch Tract.
 - A. The North side between Packers/CV and Sherman cannot support the increased traffic flow from more residential housing including the Annex Group's proposed 300+ units. The current roadways cannot accommodate the current traffic at peak hours. There is no place to create accessible roadways between the airport and Cherokee marsh.
 - B. CV is a county road therefore the city has no jurisdiction to relieve traffic congestion. I contacted the County Roads Department and they said the county has no plans to widen CV. According to them, maybe repave the present road in their long-range plans. CV and Hoepker Road is also a very busy intersection, difficult to access CV from Hoepker at peak times. There have already been fatalities there.
 - C. The traffic at Wheeler and Packers is already heavy especially at rush hour and we currently need a traffic light or roundabout at this intersection. Another 300 units will only increase traffic congestion. Add to this the 300 units proposed for the Raemisch farm development and we have a traffic nightmare with no workable solutions.
 - D. Wheeler is a main thoroughfare for nearly 1000 condo units and 2 + subdivisions. It is our only access to Packers and CV.
 - E. The development proposal includes narrowing Wheeler and creating 2 entrances to Wheeler from the project which would be very close together and a set up for accidents.

2. The proposed affordable housing would be in Deforest School District.

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- A. Parental involvement is vital for student success. Not many parents will want to travel snow-packed roads for student events, providing they have cars. Lack of parental involvement leads to poor student success. Poor success in school can open the door to drug related activities.
 - B. Many students would be prevented from taking part in after school activities since they would live too far and have to be bussed 20- 30 min. They would be socially separated from their fellow students.
3. This proposed development is located in the F35 fly zone. The proposed increase in flights would be damaging to children's ears. Why are we doing this?
 4. Since this development is so close to the airport, the outdoor lighting along sidewalks and units have limited options due to airport regulations. Poor lighting threatens the safety of the residents after dark.
 5. There are no amenities in this area and bus service is inadequate with the nearest stop 1 mile away. Many living in affordable housing are dependent upon walking or public transportation to grocery stores, pharmacies, and work.

Concerns

1. We are a community of homeowners therefore we are invested in this community. Although some renters may be invested in their community, many are not. They are also free to leave if problems develop in the project.
2. Decreased property values for those of us homeowners who live nearby.
3. What are the plans to increase the police force in the area especially in this era of "defunding the police?" Our police already struggle to keep up with the northside calls. According to studies, apartments (and other high-density housing types) require more police services, because they have higher call volumes and crime rates.
4. The Annex Group is not local and therefore has a limited grasp of our community and the issues we face. This project is by far the largest affordable housing project they have undertaken. They have 4 other projects, 2 in progress: 51 units, 146 units, 40 units and 68 units. Reviews on one of their units were poor, 2.4 overall. (See addendum below.)

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- The management company, Oakwood Management was mentioned. When I last checked, they had multiple 1 star reviews, a 2.6 rating overall. This is unacceptable. Poor management leads to disrepair which drives out good tenants and opens the door to increased crime.

Addendum

6. Annex Student Living

7. 6235 Guilford Ave #200, Indianapolis, IN

8. Write a review

9. **2.4**

10. 5 reviews

11. **Sort by:**

12. Most relevant



13.

14. **Bunni Blue**

15. 8 reviews · 2 photos

16. a month ago

17. The Annex Group hired the company I work for (a small company in Memphis, TN) to perform an asbestos survey for them back in 2019. It was around Christmas and they needed the work done very quickly so we went above and beyond to help them ...[More](#)

18. Like



19.

20. **Craig Smith**

21. 1 review

22. 7 months ago

I moved my daughter into the Annex last fall. I liked the place and it looked safe. The problem is there maintenance is terrible. All the light in the parking lot have not worked for months. The light on the building by the entrances have not been working. It should not be completely dark for my daughter to get out of her car and walking the building. I have called the annex office I dont know how many time just to hear excuses. Maybe clean the stairwells every once in a while. Come on Management!