



The Annex Group: Union at Madison Development

Zoom Neighborhood Meeting #1

May 21, 6:30-8pm

Questions, Comments, and Answers

- Comments: Traffic this development does not seem to be considering if you put it in without fixing Packers Ave., specifically Wheeler Rd. and CV.
 - Recent discussion about airport and traffic noise
 - Current bus service is only two times per day. Hoping there are plans for better bus service.
 - Income levels of occupants: have problems on Northport now and hoping this is not going to increase problems or bring additional ones to the north side.
 - Answer: Good comments. We know the north side has had its share of struggles and will pull together some answers to post on the website. We have had early discussions with City of Madison traffic engineering about Wheeler Rd. and Packers Ave. and how they will be accommodating future expansion, and how Madison Metro will go about developing future bus stops and increased ridership potential. It is fairly common that developments are near highways or busy streets so this development will incorporate acoustical barriers to deal with the noise.
- Question: Is there another development going up at the same site?
 - Answer: Nothing has yet to be approved by the City of Madison.
- Question: How many low-income units will be included?
 - Answer: This will be workforce housing at 60% of median income. (See slides 24 and 25 from presentation for building programming.) This is about middle income not low income. Everyone would be at 60% AMI though could be more 30% AMI.
- Comment: Worried about crime, could be bus dependent development. Need to modulate the intersection and make sure bus fits the needs of the people moving in.
 - Answer: Route studies will be starting in the fall and this is a good time to go to the planners at Madison Metro to bring this to their attention.
- Question: We are getting a lot of traffic mainly due to the work on CV. Concerned there is going to be a lot of traffic and hear cars all the time. This is going to add a lot of congestion to our neighborhood. Traffic circle or other traffic calming solution?
- Question: Who is going to manage the rentals on this? Why isn't it going to be managed like condos? Concerns about the number of rentals and our property not holding value. Why aren't these being developed as condos?

- Answer: Data does not support the fact that rental housing decreases property value. Banks are currently not interested in investing in condos. Also, City of Madison and Dane County are supporting rental rather than home ownership.
- Question: Most developments try to reach out to local management companies. Is there a resident manager for this property?
 - Answer: This development will have a full-time property manager.
- Question: This development is in our backyard. There is a wooded area between our property and the corn field. Will the woods remain as a wooded barrier between the two? Not happy to lose the deer associated with White Tail Ridge.
 - We are not at level of design and planning to determine the level of trees, etc. to remain.
 - Saiki Design will look at the trees to determine if they are healthy. Something for the design team to look at.
- Question: Regarding the easement in back.... That easement is also part of the water run-off from the hill and a part of the drainage from property. Looking at the stormwater plans, I am concerned about the water run-off situation with the development and do not want my basement flooded.
 - Answer: Stormwater management for the City of Madison is strict. We will have to keep as much of the run-off on site, in ponds. Any overflow will be directed to swales. (See slide #26 from presentation for stormwater management.) We are working with the airport so we can direct the water to the swales. Madison has done an amazing job instructing developers on what they need to do with water run-off.
- Comment: Ponding is happening already and so with further development we are leery about what could happen.
 - Answer: As we go through the process, City of Madison Engineering will make sure we meet requirements and pooling will not happen.
- Question: I was as at the last neighborhood meeting. Do either of you (developers) have a plan for improving Sherman, Wheeler and CV considering all the developments going in?
 - Answer: The developer cannot make a plan as part of the process. These discussions begin with City of Madison Traffic Engineering regarding what will be needed for the development including any conversion to city streets. The development will end up with curb and gutter as part of the process and the City of Madison will determine what is needed. Packers Ave. does not currently have plans for it to be approved as an arterial road. A project like this need cooperation between The City, Town of Burke, Dane County and possibly federal. Packers Ave. will not necessarily get wider but there will be curb and gutter added to the south side of the road; no current plans for widening Sherman Ave., however. Sidewalks will be added where they do not exist now. There may be requirement changes to the road to provide safe egress from the subdivision such as turn signals and turn lanes. The cost goes to developer and there will be an agreement with the City of Madison.

- Question: Highway not annexed to the COM serves as an artery from Windsor and flow through traffic continues to climb as people are making their way into Madison. Concerns: how much of site is under the federal funding? Will this project be using tax credits? Federal Home Loan Bank for application?
 - Answer: Do not believe so. Still looking into it. Developments that are low income and investors come forward to tap into federal funds for these areas.
- Question: Regarding density of areas, developers want to get the most they can from the housing and density will increase and as will traffic. F-35's are coming too adding noise to near low-income housing. How is this being addressed?
 - Answer: Alders are listening and will go back to staff to look at what can be done to think this through to make sure the roads are set for expanded development.
 - Based upon current noise levels and review of air force study, it looks like minimal increase from what it currently is but is something The Annex Group is reviewing internally and will engage WHEDA to study the noise.
- Comments: A new study showing the map and decibels indicates it will be more noise than is currently here because pilots need to log additional flight time. Flights do not adhere to flight paths and frequently fly over areas they do not say they will. You will want to design with this in mind. Current modeling is based upon real but ideal circumstances. Decibels will impact children and young families.
 - Answer: Have had discussions about noise mitigation measures to provide better experience.
- Question: With the density of the two projects, can our schools take the increase in potential children? If I look at this development road from Wheeler without outlet to CV.... would think people will start taking this as shortcut and speeding through the neighborhood. Will need speed bumps, etc.
 - Answer: The Cherokee Special Plan calls for the residential road intersecting with Dovetail Dr. and Packers Ave. The thinking is to ultimately push the road through to Packers Ave in the future. Street design will look at whether traffic honing is necessary, and Traffic Engineering will do a needs-based assessment. Some things can be anticipated through a subdivision design, but some things cannot be anticipated. As part of the subdivision/development review process, ongoing surveillance will react to changes in traffic patterns over time.
 - Alder Kemble: White Tail Ridge is a part of MMSD; the two parcels south are in the Windsor District. When those parcels are annexed into the City of Madison, the boundaries do not change. Not sure if Windsor District will be to give up the property tax. North Side elementary schools have a lot of capacity right now.
 - The City of Madison has a close working relationship with 5 school districts. They receive application materials (development) from us and meet several times a year to discuss with administrators. Attendance does a very good job of estimating population trends and how developments will impact attendance in future.
- Comment: Stress importance of Packers Ave. not being a safe road right now, especially unsafe in winter. Emphasize this road should be addressed.
- Comment: Regarding proposed traffic, Packers Ave. is miserable and needs upgrade, extension of Hollow Ridge to new area is going to have implications in White Tail Ridge, more bottlenecks and heavier traffic. This residential area currently has trouble handling traffic now. Traffic conditions should be proactively approached rather than waiting to see what happens down the road.