



The Annex Group: Union at Madison Development

Zoom Neighborhood Meeting #2

(34 Participants)

June 18, 6:30-8pm

Questions and Answers (submitted during Q&A portion of meeting)

1. Question: Who owns land that will become park/conservation area?

Answer: The City of Madison owns it and will have future responsibility for it. The land adjacent to White Tail Ridge will become activated park space but the woods will remain.

2. Question: Regarding the Hollow Ridge Rd. connection tied into the subdivision, does this mean there is one outlet to Sherman through that road unless people want to drive to Wheeler? Traffic concern because of extra traffic.

Answer: Connectivity will be enhanced. This development does not expect to have a large impact on traffic going through White Tail Ridge. Traffic Impact Analysis will occur, and City Traffic will let us know about its potential impact.

3. Question: How many people will live in the 315 units? Range?

Answer: We do not know the count but will find out and put the information on the website. An average of two to three people per unit would determine the count.

4. Question: What things are set in stone re: development. What is decided and what is up for debate?

Answer: Economics drive the development. There will need to be between 300-320 units. Road network reflects the sub area plan and City Staff pushed for this road configuration, following the adopted plan under City Staff direction. City that clear there are to be a variety of housing types. Alders requested the development go up instead of out so that there was more green space and parking under it to bring amount of asphalt down. The Park is fixed since Park Dept. has been pursuing it for a while. Stormwater management plan is a result of Ken Saiki Landscape and the civil engineer to capture upon the existing plan.

5. Question: Will people with a range of incomes live there?

Answer: It depends on the financing for WHEDA. Ranges are dictated between 80, 60, 30 AMI. The developer is targeting 60% AMI.

6. Comment: Starkweather Creek is severely impaired now so encourage developer to manage the flow; same thing for development next to this one. Take run-off away from the creek.

Answer: This development and Marty Rifkin's site will tap into the airport for run-off if it cannot be taken care of on site.

7. Question: Site plan looks good. What is the reason for not putting the proposed street through now rather than a temporary connection? Things that are planned to happen later rarely happen.

Answer: City Engineering Staff was firm about this connection.

8. Question: There is no walkable retail in this residential section until you get down to Northport. Any plans for the future that would serve this site?

Answer: The corner of CV and Wheeler has mixed use proposed but do not know of anything now.

9. Question: Which school district will this be in? Will there be social service staff on site? Request brick facades rather than vinyl.

Answer: The school district is in the town of Deforest. The community center will include a resident manager and the developer will contract an existing nonprofit service to provide programming.

10. Question: As far as this engagement process, who is on this call? No record is kept of attendees or a way to be in touch with people/community afterwards. Would like to see list if we have it. Cherokee Circle does not have a Neighborhood Assn. This is disappointing. People who live near the development should be able to have a conversation.

Answer: Urban Assets' never does things to check a box. We want input to inform developments. If you do have questions or comments send them to urbanassetsmadison@gmail.com. The land is being annexed so there is a disadvantage that there is not a neighborhood assn.

11. Question: Who will own building?

Answer: The Annex Group.

12. Question: Who will hire the resident manager?

Answer: They will partner with a local property management firm who will hire the employees.

13. Comment: This is a unique site with beautiful woods, but I do not see a lot of creativity with this design; hard surfaces, boxes, etc. Would think you could be creative in fitting people into a site with more green space. Asking for a little more creativity.

Answer: We are not seeing architecture yet, just building massing at this point, which conveys height not architecture or landscape. This is a work in progress.

14. Comment: Same old, same old. Would like to have underground parking and have more open space, design buildings around open space. The neighborhood plan was put together in 2007 and times have changed. Need benefit to putting up with F35's, such as ecosystem, community garden something other than the same old thing.

Answer: Bear with us through the design process. Every building does have underground, basement parking in it. Building upon parking everywhere but where the six family single homes are located. Most of the parking is beneath buildings.

15. Question: Can you show us the ratio of hard vs. green surface?

Answer: Yes, we can do it for the next meeting.

16. Question: Traffic on Wheeler Road is very busy, and it only looks like there are two driveways that go out and the rest are they are going to have to go down to packers. Will there be a roundabout eventually?

Answer: We have heard very clearly about traffic concerns and it is one of the reasons we are doing a Traffic Impact Analysis. Packers Ave. is not completely annexed into the city of Madison.

17. Question: Will everyone who lives withing these apartments will be within this median income?

Answer: Yes. (See power point presentation for range.)

18. Question: Every unit of 300 going to be rental? Town homes are rentals?

Answer: Yes, that is correct.

19. Question: Will Hornung Conservancy stay the same?

Answer: That is a question for the Parks Dept.

20. Question: Is The Annex Group from Madison?

Answer: The Annex Group has a Madison based team.

21. Question: Will the Town of Madison look to annexing CV so that roads are up to par?

Answer: There is a timeline associated with the annexation with Town of Burke, but we do not know it. Alder Kemble: CV is a county road and the county has responsibility so that is the issue and is why improvements cannot be made to Packers Ave.

22. Question: Is there communication with the county about expanding Packers/CV and expanding the intersection at Wheeler?

Answer: The county does not have plans now.

23. Will Deforest run buses?

Answer: We do not know, unfortunately. That is a question for City of Deforest and Metro Transit.

24. Comment: Need to be realistic about issues such as those at Harmony.

Answer: These are not low-income apartments and should not generalize or associate negative connotations to this population. Management is the key and Harmony did not give enough resources to the management company.

25. Question: What is going with the land across from Wheeler Rd?

Answer: The Parks Dept. has purchased that as well to connect to the conservation area.

Miscellaneous Comments (submitted during Q&A portion of meeting)

1. 472 parking spots indicates that many cars will be moving through the area.
2. Temporary connection at Packers will be left....?
3. This property is within the 65% contour according to the Air Force re: F35's. Putting housing purposefully in this area is unconscionable. Low income/affordable housing next to the worst noise pollution in the area is a concern people will continue to raise.
4. This is a poorly planned proposal with significant and problematic noise issues and putting low income people in this area is adding to it. Bad place for housing. Communication about these

meetings is horrible. Some people are getting postcards and others are not until the last minute. Must deal with traffic issues on CV. Terrible idea until you have more answers put in place.

5. When bringing in a development that will bring in 1000 people into this area, there needs to be more discussion about the feasibility of putting more people into this area.
6. Alder Kemble has requested an email listserv for future meetings.
7. Urban Assets has captured chat items from this meeting.

Questions and Comments Submitted to Chat (Were not answered during meeting)

Comments:

1. As information, the meeting link on Alder Kemble's blog was for the 7/16/20 meeting (both links). I had to type in the address from the postcard.
2. The link that Rebecca Kemble sent out points to the meeting on July 16. Did people know that?
3. No, the pc was correct. The link in Rebecca Kemble's email was incorrect. Alison
4. The postcard had two links. They are correct.
5. Starkweather Creek is severely degraded; it cannot take any more runoff. Runoff must stay on site.
6. Those trees will not be full grown for decades. The lot will be leveled, built upon and then saplings will be planted.
7. CV is a county road
8. Projects with out of state developers/owners hiring a local management company have a mixed record for creating a safe environment for residents. This is very important. DeForest school district is just plain wrong. If it is annexed into Madison the kids should go to Lakeview or Gompers.
9. The airport FAA required safety zone precludes expanding CV If I remember correctly. Without safety improvements for the road, the development really should not move forward.
10. I agree, Jim. The project should not move forward until the traffic issue is resolved.
11. Thank you for your time and ears tonight.
12. I am still concerned about decreased property values and increased crime potential. Just saying it's the times we are living in.
13. What about sidewalks or bike routes south to Madison along CV? It seems isolated from any paths.

Questions:

14. Who is on the focus groups and how did they get on them?
 - At the end of the last neighborhood meeting Urban Assets asked people to email them if they were interested.
15. City comprehensive plan calls for LR 1-2 stories. So why 3 story 60-units?

- Although the proposed building will be 3 stories, it fits well within the recommended density, as well as allows for more green space.
16. Who is attending this meeting? will there be introductions? Also, how do we get in touch with others who are interested in this development?
- There were introductions by City staff at the first meeting, and introductions by the development team during this meeting. Please reach out to others interested in this development – direct them to unionatmadison.com
17. what about the property on the n/w corner at wheeler and cv.? Is that going to be apartments? if so, then the traffic is going to be more of a problem.
- The property recommends mixed-use, so there is a potential for commercial use, however, we are unaware of any proposed plans at this time.
18. will this development lower our property values?
- It is impossible to be sure, however, with increased taxes paid by this developer on a plot of land that is not currently in the city, should raise property values, if anything.