

Sept. 1, 2015

To:

Tim Krueger – Village Administrator
18 Oxford Place
Madison, Wi. 53704

The Village Board

Eric McCloud
Peter Duff
Cynthia Johnson
Jennifer Kuehn
Tim O'Brien
Jim Schuler

The Village of Maple Bluff Plan Commission

Jim Schuler
Cynthia Johnson
Laura Peck
Matt Reid
Renee Riviere
Robert Smith
Roman Vetter

The Village of Maple Bluff Building Board

Eric McCleod
Mary Duff
John Duffy
David Easton
Kent Johnson
Colleen O'Meara

Residents of the Village of Maple Bluff

Subject: Overwhelming Opposition to Zoning Change that Would Lead to High-Density Apartment Building at the Corner of Roxbury & Sherman

In a survey of Maple Bluff households conducted in mid-August, 88% of respondents indicated opposition to a zoning change that would permit a 38-unit apartment building at the corner of Roxbury and Sherman. Out of about 500 households surveyed, 111 responded, with 98 opposing the zoning change and 13 in favor of it.

The survey was created by a group of Maple Bluff residents who are concerned about the current development proposal, and other similar proposals, due to the overly large scale and density of the project. The group identified the proposed zoning change as a major change in the Village's traditional approach to zoning, and are concerned about the ramifications of this change as it pertains to large-scale developments. The survey was not an official Village project.

Many survey respondents wrote comments on the survey form.

Several people who supported the zoning change emphasized the unsightliness of the property at the corner of Roxbury and Sherman and the need to improve the site.

The majority of comments in opposition to the zoning change emphasized the inappropriateness of a high-density apartment building for Maple Bluff. In one couple's words, "Please do not allow construction. It will completely change the look, feel and vision of the village."

Several survey respondents also suggested that a proactive planning process be created to determine the best use of the site. For example, "We need to have a thoughtful, long-term plan for this lot. We have a unique neighborhood in terms of architecture and building size-to-lot size. Let's have a conversation -- plan how to incorporate the long-held qualities of our neighborhood while providing necessary housing/retail."

Several residents also wrote letters or emails to the village board expressing a variety of reasons for their opposition to the proposed apartment building. These communications were to be forwarded to Maple Bluff residents separately by the Village administration.

Village residents who wish to comment either for or against the introduction of large, multi-family housing developments in Maple Bluff are encouraged to convey their opinions personally to the Village administrator and members of the Village Board, the Plan Commission and the Building Board. Contact information is available at www.villageofmaplebluff.com.

Sincerely,

Emile Nadeau
Janet Battista
Jeanette Riechers
Lon Schoor
Glenn Kuswa
Chris Harmon