

Chris Harmon
113 Cambridge Rd.
Madison, Wi 53704

July 22, 2015

Timothy Krueger – Village of Maple Bluff Administrator
18 Oxford Place
Madison, Wi. 53704

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

The Village Board

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

Subject: Petition for Rezoning from Business "A" to "PUD" zoning for the Roxbury Road/Sherman Avenue Development

Dear Commission members, Board members and Mr. Krueger:

I would like to point out that the information contained in the letter of July 9, 2015, addressed to Timothy Krueger, from KBA Architects is in error in Part 3: Municipal Standards of Development. It states that the proposed PUD has a floor area ration of 110%. Per the Village

code paragraph 225-103 Definitions, the Floor Area subparagraph B includes “cellars, basements and other similar areas devoted to such uses” in other than residential use.

The total building area is 57,682 sq. ft. including the garage level, not 43,344 per the KBA letter. The Floor Area Ratio is then 147% not the 110% shown in the KBA letter.

I believe the subparagraph A of 225-103 which is for “residential uses” implies that it is for single family residence—however it too defines attached garages as part of the floor area, and therefore the FAR would still be 147%.

It should also be noted that most municipal zoning boards include any floor area more than 3 feet above grade as part of the Floor Area of a building. The proposed Maple Bluff lower level is more than 3 feet above grade.

The current Business “A” allows a maximum floor area ration of 40%.

Per the Village of Maple Bluff zoning document, 225-43.1 The Planned Unit Development is established to “encourage, promote and provide improved environmental design in the Village by allowing greater freedom, imagination and flexibility in the development of land, while ensuring substantial compliance with the basic intent of this chapter....”. It goes on to say that it should be used to “encourage and facilitate preservation of open land”.

Traditionally PUD’s are used to improve on urban land uses by allowing uses that may not comply with strict current zoning, but which clearly benefit the adjacent neighborhood thru creative design approaches, i.e. clustering buildings to leave one large open space.

The number of apartments proposed is 38 units. This is 1,033 sf/du, only 2/3rds of the current Business “A” requirement of 1,500 sf/unit, or 26 units. I contend that this is a very large difference and that it would affect the neighborhood character, traffic, etc. adversely in many ways.

I see absolutely no reason for the Plan Commission or Building Board to rezone the property from Business “A” to PUD, as it does not meet the standards of providing an “improved environmental design” nor does it “ensure substantial compliance with the basic intent” of the Village Zoning regulations. PUD’s are not intended to help a developer “make a profit”. Surely someone can come up with a design for this property that either complies with the current zoning, or is a really standout design deserving of a PUD zoning change.

Sincerely,

Chris Harmon

Tim,

Thank you for the follow up. I received the communication from Jeanette and realized it was one sided. I am in favor of the development. I can envision living in that development in the future. I thought of sending the survey in, but hesitated when they wanted names. Living 2 doors down from them, I just didn't want to get into a neighborhood fight. I am writing because I think there are a number of people who may feel the same way as I do and our opinion will not be reflected in this biased survey.

I understand no plan has been approved and there probably will be modifications to the existing plan. I hope we can change the minds of some of my neighbors, but I think they would rather see nothing done. Nothing is not the solution.

Margo Dixon

Dear Village of Maple Bluff,

I am writing this letter in support of the project proposed by JD McCormick & Company. It seems the architect, Randy Bruce, has worked very hard to accommodate the wishes of the neighborhood by designing appropriate setbacks in this revised plan. This site has needed to be redeveloped for a long time and I believe this plan would be a great improvement and should be approved.

A handwritten signature in cursive script, reading "Stacy Soderholm". The signature is written in black ink and is positioned above the printed name.

Stacy Soderholm

To Recipients-

I have attached a letter for your review regarding the proposed development at Roxbury and Sherman up for a Public Hearing on Aug. 5. I feel there are some errors in the Floor Area Calculation, and the use of PUD zoning to approve this. Therefore, I am sending this in advance of the meeting so that you have ample time to take this into consideration in your decisions.

Chris Harmon

A Resident's Thoughts on Multi-family Housing in the Bluff

Dear Maple Bluffers,

My name is Pat Watson and I have lived in the Bluff for thirty-five years. Last evening I went to the public hearing on the proposal to develop the first multi-family building in the Bluff. I admit this is the first meeting I have attended. I also want to say up front, I have not decided either for or against this idea. I did come away from the meeting with concerns I feel should be looked into in greater depth before any decisions are made.

First, is the type and quantity of apartments being proposed: As I see it, and as it has been explained to me on numerous occasions, we do not have anywhere for empty nesters to move if they want to stay in the Bluff. This I feel is the most compelling reason to take on this endeavor. However putting 38 apartments on the amount of land allowed with an average of 1000 sq ft each concerns me. For the most part the people residing in the Bluff come from large homes. In the original planning document no more than 26 units is called for. I feel we should at least stick to this and build apartments of quality and space to attract people who have lived in the Bluff and/or the type of professional who would be drawn to it. When the land company originally plotted the village they hired the planner who did the east side of Madison. Upon receiving the plan they vetoed it, because, from my understanding, the lots were too small and narrow. They were planning a different type of community. It was a smart decision. (You just have to drive the streets nearby to see the effect of the original submitted plan.) It is one of the reasons we bought here. We needed to stay on the north side, did not have much money, but loved the feel of the village. Even where my little house (one of the smallest in the village) is located, there is quite a bit of open space between houses.

Also last night, it was mentioned that a 60 unit apartment building is going up on Fordem. Do we want to be in competition with them? And if it turns out their apartments are nicer, I can see Bluffers moving there instead.

Second, is the location: The original plan was to build multi-family units across North Sherman. I agreed with this. I felt there should be a buffer between the single family homes and multi-family dwellings. It would maintain the single family perception of the village, which I feel is one of our assets. This plan does away with that. I think it may well affect more than just the few houses (our neighbors) behind the building that have to live in the shadow of a three story structure. Once we go down this road, what is to stop hungry developers from snapping up the small houses along the whole of North Sherman? The village plan? The village plan is not being followed in this case.

Also, has the question of the water table and putting in underground parking been dealt with sufficiently? We all know the water table is rising and the havoc it can create.

As I said in the beginning, I have not made up my mind. I did come away from the meeting last night feeling we needed to spend more time on this. I know the lot is an eye sore but once we go down this path and the building is built, WE OWN IT AND ALL THE RAMIFICATIONS WHICH WILL COME WITH IT. A democracy only works well when the majority of its citizens take an active part. We have a dedicated board of trustees who have been gabbling with this for more than two years. They need to know the opinions of the majority of us. Please, if at all possible, look into this matter and contact your neighbors and the board trustees to talk about and review in depth what we are being asked to agree with.

Thank you,

Pat Watson
313 Woodland Circle

I support mccormick devmt.

- Terrence Wall

terrence@twallenterprises.com

608-345-0701

I am unable to attend the meeting monday night due to another commitment. Please circulate this email to the village board and planning commission (or building board).

Generally speaking, I wholeheartedly support development of the parcel at Roxbury and Sherman. I have not seen the plans (unless they were the old set), and I have requested that Tim forward a set to me. Please consider adding the following conditions to the approval:

1. Deed restrict the property so that it must be market rate forever; you may want to add a minimum specific standard such as that the rents must be 100% of county median income based upon 30% housing to income ratio.
2. Encourage the developer to acquire the parcels to the south and redevelop those as well. Offer some TIF to the developer to do so.
3. Prohibit any fencing along Roxbury and Sherman.
4. Prohibit vinyl or aluminum siding; require smart siding or hardiplank and brick and stone.
5. Offer some TIF and in exchange require the property to offer Village residents first dibs on leasing units.
6. Likewise, in exchange for TIF, you could require the development to be restricted to age 55 or older.
7. Please make sure they use cut off lighting.

These are just a few thoughts for you to consider.

Sincerely,

Terrence R. Wall, President

T. Wall Enterprises, LLC

608-345-0701

To Whom it may Concern,

I'm sending this letter as indication of support for the Roxbury/Sherman Development proposal.

We have lived in the Village of Maple Bluff (on and off) for the last 12 years. Though we still own a home in Oconomowoc, WI., we moved back to the Village in 2011, as we are so fond of the area, its residents, location and history.

However, and since I can remember, the retail businesses bordering the Bluff and adjacent properties have been an eye sore, to say the least.

I believe the proposed development @ Roxbury and Sherman would not only enhance the existing property values but would offer an excellent alternative for many. For example, I just recently moved my elderly mother here from St. Paul, MN. She is independent enough that she doesn't need assisted living but a nearby apartment, such as the one being proposed, would have been an ideal option for her, and us!

Please share this letter with the Maple Bluff Board of Directors and let me know if you need any other support.

Sincerely,

Karen Weltzin

--
Karen Weltzin
608.320.1899

Dear Maple Bluff Planning Board,

I am writing in support of the proposed JD McCormick redevelopment at the corner of Roxbury and Sherman Ave.

As a Village resident for over 12 years, I believe the time is right for Maple Bluff to now have a living option for residents who may want to downsize or may have other special needs and not want to move away from MB.

In my case, I have handicap requirements due to my Muscular Dystrophy. In the future, it would be nice to know that there are some alternative living options in the Village that could meet my special health needs like this development would.

The current Village building is a dilapidated, embarrassing eyesore for all that drive by it daily. This proposed property redevelopment is a win-win opportunity for all.

Best,

Liz

Elizabeth Towell
1225 Farwell Drive

Sent from my iPhone

July 23, 2015

To Whom It May Concern:

Just over twenty (20) years ago several families including ours, living in Maple Bluff, were asked by a sales representative for John Fox, who was developing Cherokee Condominiums, if we would care to look at a proposed three (3) story building consisting of 18 units at 1610 Wheeler Rd. We said "yes" and were impressed and signed up immediately. We are still here and very pleased with our place.

The reason for this communication is that we have heard of a possible similar living opportunity in Maple Bluff. We would heartily recommend approval of the same if it is tendered. After over thirty-five (35) years in Maple Bluff raising our family, playing golf and making lots of friends etc, if an alternative like the current proposed project had been offered we most certainly would have chosen to stay right here in Maple Bluff.

Good luck to Maple Bluff on this forward, positive move.

Sincerely,

Handwritten signatures of Sam and Joan Arneson. The signature for Sam is written above the signature for Joan.

Sam and Joan Arneson

Dear Village of Maple Bluff,

I am writing this letter in support of the project proposed by JD McCormick & Company. It seems the architect, Randy Bruce, has worked very hard to accommodate the wishes of the neighborhood by designing appropriate setbacks in this revised plan. This site has needed to be redeveloped for a long time and I believe this plan would be a great improvement and should be approved.

A handwritten signature in black ink, reading "Stacy Soderholm". The signature is written in a cursive, flowing style with a large, sweeping flourish at the end.

Stacy Soderholm

Marty Rifken

From: Nate Sperloen <nsperloen@remachines.com>
Sent: Wednesday, August 05, 2015 2:01 PM
To: Marty Rifken
Subject: New Building

I'd love to see a new building go up, as it would remove the blight in the area, especially at such a focal point at the Commercial/Sherman intersection.

It would also increase my property street value, and walk-in business (something all businesses in the area should be aware of since population density would increase).

Nate Sperloen, Manager - Remachines
Office: 608.205.8668 | Direct: 608.217.5954
Remachines.com - We're *Your* IT Department!

Hi, My name is Marilyn Bednar and I have lived at 162 Kensington for the last 44 years.

I have a few questions and concerns about the Roxbury and Sherman development.
Could the developer explain, to concerned residents, exactly how an underground parking ramp is built?

I would like to know exactly how deep, the underground parking ramp will be, and, are there any drainage pipes, pumps, drains, etc. that are regularly installed to control flooding? What precautions will be made to prevent flooding all the neighbors in the area?

All the developer has talked about is high end building materials, landscaping and targeting Maple Bluff empty nesters, etc.

I would like to hear what steps will be taken so the properties of seven residents, bordering this Roxbury Rd. site, will not be flooded or damaged from underground parking.

What about rain water from downspouts from this 40 foot plus building? Will rainwater run into my backyard and flood my area?

If water damages our yards, who do we go to? I have a sump pump that has been running for years. (I have had three different installed over the past twenty years.)

This underground parking ramp is especially frightening me now, since the River's Edge apartment disaster, on Fordem Avenue, took place last week. That same disaster could happen in our backyards after this development is built.

There is no underground parking ramp anywhere in Maple Bluff Village.
We will be an experiment!!!

The underground parking ramp will create a cement wall between our seven residential properties and this development. If water is naturally flowing under my home, as it has for years, that cement wall underground, will cause water to pool under my home. The water will have nowhere to flow once it is stopped by the underground parking cement structure.

What about the contaminated ground water in the area? The developer has not mentioned that either.

I also have questions on the pedestrian and auto traffic that this huge apartment building will cause. The developer is boasting how residents will frequent the Manna Café and other businesses to come.

I can barely make a left turn onto Sherman Ave. now, as I go to work at 7:30 AM.
I am waiting and waiting for other cars since Sherman was made two lane.
I can't imagine what kind of pedestrian and auto traffic will occur from 38 new families on that corner.

Why hasn't anyone suggested installing traffic lights at Roxbury and Sherman so we all get a fair shot at that intersection?

Why can't they consider joining both sides of Sherman Ave. with a footbridge to connect the two new developments?

The developer has spoken of his high end apartments and how his tenants will enjoy living there.
I would warn any of his tenants of the constant, high level noise from Sherman Ave.

The trains are blowing their horns all night, from 10 pm. through 2 and 3 am, several nights a week, and weekends.

The customers from the Vic Pierce Liquor store are continuously blasting their throbbing, pounding, deep base car stereos day and night, on weekends, week days, as long as the liquor store is open!

All this noise bothers me and even rattles my windows and my home is not as close to these disturbing noises as these high end apartments will be.

If the developer is targeting older Maple Bluff residents, they won't like the noise!

These apartments will be sitting right on top of all that noise.

I hope he warns them before they sign the lease!

Thank you for letting me email my concerns.

Marilyn Bednar, 162 Kensington Dr.

JOHN E. WALL
701 Farwell Drive
Madison, Wisconsin, 53704
johnw@demco.com
August 15, 2015

Mr. Tim Krueger, Administrator
Village of Maple Bluff
18 Oxford Place
Madison, WI. 53704

COPY

Dear Tim:

In spite of your courteous advance notice, we did not attend the Village Planning Committee meeting last week because of health and age limitations. However, we would like to register our strenuous objection to the planned Unit development we understand was proposed for the property at Roxbury Road and Sherman Avenue, and have so indicated on a survey form handed to us by Mr. Emile Nadeau this past Saturday, August 14th and subsequently returned by mail to Mrs. Jeanette Riechers.

Our objection is stimulated by the letter from Ms. Pat Watson that you enclosed in your following e-mail well as that of the Riechers, in which they suggest the proposal calls for thirty-eight apartments averaging 1,000 sf each. And, we understand, in some cases as few as 700 sf. to achieve the overall average.

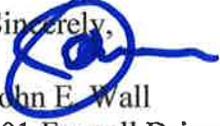
The developer's suggestion that these apartments will fill a need for present residents of the Bluff desiring to retire to something smaller in order to remain in the Village is completely specious, Tim! No one living in a home of any modest size is going to be at all interested in squeezing themselves into an apartment of 1,000 sf.! You can bet on it!

Hence, only those presently living in less might be interested in up-grading to the Village in such limited space. And the City of Madison has already almost completely surrounded the Village with Section Eight, "Low Income," housing. (Read "no income" housing: whose occupants keep our Police Department busy and residents anxious if they inadvertently leave their automobiles in the public street or mower on their lawn over night.) And we should do it to ourselves with a development as proposed? Come on!

We are beginning to wonder if our children are even going to want to live in the Bluff after we're gone, Tim. Notwithstanding the fact that four of them own their homes and pay taxes here now. And we are not too sanguine about the Village Plan Commission protecting and maintaining the character of the Village that has prompted our children and others to invest in "The Bluff." Evidence the fact that the Commission approved plans that were supposed to be "final" for redevelopment of 659 Farwell. Weeks later I was casually chatting up the architect on site when it became evident from questions I raised that he had not thought out some aspects of those so-called "Final" plans that had

been approved by the Commission, and was continuing to design as work progressed! So much for "approved planning!"

Sincerely,


John E. Wall
701 Farwell Drive

Cc Mr. & Mrs. Larry Riechers
Mr. Emile Nadeau
Ms. Pat Watson

TO: Mr. Krueger, Village of Maple Bluff Board members, Plan Commission members, Building Board members and Village of Maple Bluff residents.

RE: Recent developer's proposal for constructing a multifamily apartment building

My wife Susan & I would like to sincerely thank our village officials for all the time and effort they have put into this subject and their continued work towards the future developments.

We fully endorse Mr. Sugar's ideas and recommendations, as outlined in his recent letter, for a thoughtful development plan that is designed by Maple Bluff for Maple Bluff.

We would like to add that development of a Master Plan by the village is what we believe is sought after by most village residents. The future development and improvements to the village owned property should follow a Master Plan and not be relegated to the wishes of certain developers. The fact that so far we have had proposals only for multifamily apartment buildings should not become our motivation to "do something right away" or to force our thinking into "anything is better than nothing". As Mr. Sugar asserted, this is our only chance to do it right. There will not be a remedy for future regrets. If we proceed in haste to accept existing proposals we will be negotiating from a weak position of needing to act under duress, something that would undoubtedly be exploited by any developer.

We therefore strongly urge creation of a Village of Maple Bluff Development Master Plan, with appropriate input from interested village residents, which would meet the standards desired by the residents. Any developer or combination of developers wishing to invest in our village shall then abide by the plan guidelines rather than imposing their own set of ideas. We understand that this approach might take more time and effort but it will also be substantially more beneficial in the long run. This method has been carried out in many successful communities and we are certain we have the ability to apply it to the Village of Maple bluff as well.

Respectfully,

Ed and Susan Adib

Hi Tim,

I really appreciate the time that you spent with me on Friday in explanation of the new proposed plan for Roxbury and Sherman Avenues and the clarification of the PUD ordinance.. I am attaching a letter written for the board and planning commission voicing my concerns regarding this development for you to forward.

Thank you again for your time Tim.

Darlene Mistretta

Darlene & Charles Mistretta

843 Farwell Drive

Madison, WI 53704

608 241 2690

August 16, 2015

To the Building Board and Planning Commission of the Village of Maple Bluff,

As a long-time village resident I would like to share my thoughts on the proposed housing development for the corners of Roxbury and Sherman Ave.

I have spent considerable and greatly appreciated time with Tim Kruger in person, learning in depth about the proposal and the PUD ordinance. I feel convinced, after clarification, that the re-zoning and PUD ordinance is the right solution in order that the Village retain as much control as possible over any project that will eventually be built on that property. This however, assumes that we will have extremely prudent decision-makers that will consider very carefully all aspects of impact on the village with any project and not be overtaken by any over-development that would be proposed by the developer who of course would build for maximum return on investment.

While I favor the PUD/rezoning aspect I am not in favor of the proposed plan for the following reasons:

-- the rezoning would allow for a larger project that could become inappropriate for the area.

--I have concerns over what will occur with the extensive digging that will be necessary to allow for the necessary underground parking and how that will affect the water table and its impact.

--I think that the building is entirely too big and massive for the site.

--the building is dense and unattractive compared to the visually pleasing type of look of say the Monroe Commons. Because the "The concept building elevations and listed materials are generally consistent with other recent apartment redevelopment in and around the Madison area, though the material for lofted space on the third floor is not specifically called out, it is assumed to be of composite siding." does not mean it is what should be built in the village. And I agree with the following--Vierbicher

does have concern of the entire western façade of the structure that is composed of composite siding (Sheet A-2.2) and recommends four-sided design for all infill projects and structures. The Village should anticipate concerns from the neighboring public regarding the façade facing their side and rear yards

--the configuration of the interior spaces are too small and should perhaps contain some larger units

--I am not sure how this could be configured but perhaps there should be two buildings where one unit could be for owned condos. This would also help to avoid the massively over dense single building situation.

Sincerely, *Darlene Mistretta*

It is my opinion that 38 rental units of 1000 sq. feet in size is too many units, in too small a space, with the units being too small in size to attract the kind of renters or owners that we in Maple Bluff have consistently said we want to build these muliti-family units for. That is, we have consistently said we want rental or condo units that would attract older couples or singles who want to continue living in Maple Bluff but who want to sell their homes and move into decent sized housing units where they don't have the yard work or home maintenance to deal with. Please scale this project down. It is only going to attract lower-end outsiders to rent in the Village, not Maple Bluff residence who want to relocated within the village. And it will overshadow all the homes on that block of Kensington St. Can't we have two-story, townhouse style, or condo type developments with units that measure at least 1500-2000 sq. feet in size?

Maureen Wall

well written letter from pat watson. i agree with the points mentioned.
my hope is that these apts/condos are of the quality and price that attract
well to do folks. fewer units would be nice too.

JASON SCHULMAN

Tim Krueger, Village of Maple Bluff Board, Plan Commission, and Building Board--(if members have changed, please forward to current participants)

I was unable to attend the recent village board meeting where a proposal to develop the Roxbury/N. Sherman avenue property was discussed--therefore a few thoughts in writing...

It seems like the village of Maple Bluff (VMB) is in a once in a life time position to create, establish, and construct a "hallmark Village Town Center"--a wide spot in the road--which proclaims to all who approach--North, South, East, and West--"you are entering a special section of the overall greater Madison community--The Village of Maple Bluff! An attraction that creates the "WOW" factor in first and lasting impressions that makes people want to slow down, check out the services--restaurants, coffee shops, stores, activities, professional and trade services--and mark it as an attraction to stop at presently or return to. Same for VMB residents--a place to walk, bike, or drive to as the "best" option when considering venturing out.

Imagine approaching from the North, East, and South--crossing the railroad tracts (N & E) and landing on a brick street with special lighting, slower speed limits, walkways, outside seating, and amenities that are strikingly different from areas from which they came--carry the theme right down to Lakewood Boulevard where our major entrance welcomes people to our village with a spectacular drive along Johnson Park, beautiful kept homes throughout the lower village, and arriving at the beach park. What a great introduction to "VMB living" within a bike ride or short commute to downtown Madison.

If the board--and this multi-family concept appears to be driven by developers and the board--wishes to step away from a single family residential neighborhood (present VMB) then let's at least do it in a spectacular manner. Perhaps a few noteworthy condominiums that VMB residents would really consider buying and living in. First of all, get solid input from VMB residents--public hearings which seek creative input on the front end, surveys, and certainly neutral professionals who know how to "ask, seek, and obtain" public thinking on development lands close to their homes and lives. If there is interest in multi-family housing let's make certain it has "ownership rights", is properly sized for the land being considered, thoroughly vetted regarding land on all sides--up and down and behind on Sherman Avenue and Kensington Drive. If it starts there are we prepared for it to continue to the shores of Lake Mendota--if not, why not?

The time is perfect to create the initial phase of the Village of Maple Bluff Town Center. Whatever is constructed on the Roxbury/N. Sherman Avenue parcel will set the stage for further development for the lifetimes of present and future VMB residents. Let's pause, take a deep breath, seek input/involvement from all VMB residents, look at the entire Town Center development area, and make decisions that we can all look back upon with pride.

Thanks to all for your service to the Village of Maple Bluff--it's a cornerstone of why people choose to live here.

Dave Sugar
913 Magdeline Drive
608.695.2033

Tim, and Village Trustees:

Thanks for sharing this letter and for the opportunity to be heard.

As much as I would love to support a major development (it's good for my business), I feel that Pat Watson is **spot on** and I agree that this proposed high density development will be a significant detriment to our village. To **OVER-BUILD** that site merely for the sake of maximizing the developer's ROI is **NOT** the Village's job and **NOT** in keeping with the Trustees' fiduciary responsibility to **ALL** residents.

My personal view for that parcel would be for a limited number of tasteful high-end 2 story townhome style multi-family residences, where each is connected but each unit looks different and is set off from the others architecturally and aesthetically. This might limit the development to 8 or possibly 16 units, which understand does not maximize the developer's Return on Investment. But it might just **BE** the best residential use for that lot. And it would certainly be much more in keeping with the character and caliber of the surrounding homes. If a developer makes the units expensive and exclusive enough, perhaps they can still realize a decent return.

I do **NOT** support a high density apartment building on this site. I feel it will erode the high end single family character of the village and could easily devolve into low-end, high turnover, short-term renters who have no ownership, no interest, and no stake in keeping the property up or participating in village neighborhood community relations or events. As much as developers will argue otherwise, my brother included, I can attest from our own business experience that there is a mad rush currently underway in and around Madison to build out as many apartment units as possible as quickly and cheaply as possible while the post Great Recession demand is there. Landlords or older apartment properties have already told us that they are now experiencing declining occupancy rates for the first time in many years due to the glut of new units going up all over. It is only a matter of time until the Madison area is seriously over built with apartments and vacancy rates become a real and serious problem financially and aesthetically for landlords and their neighbors.

This site used to be home to a small home-town True Value Hardware owned by a village family and a service station that served village residents well for many years until they retired and sold. This site is simply is **NOT** best suited for a downtown style urban in-fill high-density complex. - Please don't allow it to happen. It's not the village's job to maximize any developer's (my friends' or others') return. It is **ALL OUR** jobs to make darn sure we manage the overall village development plan to maintain and improve the character, charm, ambiance and property values for **EVERY** resident, not just one developer!

Sincerely,

Brendan Wall
777 Lakewood Blvd.
Maple Bluff
2nd Gen village resident for 45 yrs

August 10, 2015

To: The Village of Maple Bluff Plan Commission

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

From: Neighbors opposed to the McCormick proposed development at Roxbury and N. Sherman as presented on August 5, 2015 and per Drawings of this proposed development dated July 9, 2015

Subject: Justification for Rezoning to a Planned Unit Development

Dear Plan Commission,

Could you please provide to us what your Commission sees as justification for rezoning the Roxbury Rd/N. Sherman Ave site from its current Business A zoning to a Planned Unit Development (PUD)?

- The proposed building has a FAR of 147% when under current zoning the FAR should not exceed 40%.
- Under current Village zoning the maximum number of dwelling units would be 26, not the 38 presented in the McCormick proposal.

Per the Village of Maple Bluff zoning document, 225-43.1: The Planned Unit Development is established to *"encourage, promote and provide improved environmental design in the Village by allowing greater freedom, imagination and flexibility in the development of land, while ensuring substantial compliance with the basic intent of this chapter...."* It goes on to say that it should be used to *"encourage and facilitate preservation of open land."*

How can you say this proposal is encouraging and providing open land? This does not even come close to complying with the basic intent of 225-43.1.

If your reason is to get rid of a current "blight" situation, then the Village should take action to remove the blight issues by requiring the land owner to clean up the land, or have the Village clean up or condemn the site.

Sincerely,

Larry & Jeanette Riechers
Emile Nadeau
Chris Harmon & Glenn Kuswa
Donna & Lon Schoor

August 10, 2015

To: The Village of Maple Bluff Plan Commission

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

From: Neighbors opposed to the proposed McCormick development at Roxbury and N. Sherman as presented on August 5, 2015 and per drawings of this proposed development dated July 9, 2015

Subject: Additional Information on Roxbury/N. Sherman requested

Dear Plan Commission:

We feel it is critical that the following items be made perfectly clear by the developer and his architect in order for your Commission to review the true size and proportions of this proposed project.

1. What is the finished floor elevation of the first floor above the existing average grade?
2. What is the depth of the parking garage below grade?
3. What is the floor-to-floor height of each floor level of the 4-story structure?
4. What is the overall height of the structure from the average existing grade to the top of parapet at the 3-1/2 story portion of the building, as well as to the top of parapet at the 4th floor loft?
5. What is the dimension of the overall length and depth of the building?
6. Provide the length of the side, front and rear setbacks off the property lines---not from the street edge or sidewalk edge.

We respectfully ask that when this information is gathered from the developer it is presented to the bordering neighbors and other Village residents again, and that is in drawing format available from the Village offices, similar to the last presentation made.

Sincerely,

Larry & Jeanette Riechers
Emile Nadeau
Chris Harmon & Glenn Kuswa
Donna & Lon Schoor