



VILLAGE OF MAPLE BLUFF

NEWSLETTER





JANUARY 2016

Writing the header for this article by starting with the Header of "January 2016" is shocking. Not just because it is another year, but, 2016 has meaning in so many ways. First off, my eldest son Adam graduates from H.S. this year. Five months from now, my wife Brenda and I will be watching him walk down the aisle for graduation. How can this be? What's worse, he will be moving out of state to attend college just a few months after that. As I write this article on Tuesday December 15th, we will know tomorrow (Wednesday, December 16th at 5:28pm) if he is moving to Massachusetts or to Michigan. Wow, is our life about to change. It makes me shudder. Happy. Sad. Excited. Scared. Worried. The gamut of emotions is perplexing. But wait, with my H.S. driver leaving the nest, how will my other younger son Mitch (freshman this year) get around for his sophomore year? What a conundrum.

2016 is here, what else? Well, I am about to turn 49 in February. 2016 is really my last year in my 40's. My doctor gave me a thumbs up with my health, but why do I feel tired so much and why do I seem to have less patience for youthful indiscretions? Oh my gosh, am I? Am I? OLD? Had you asked me in my teens or 20's if 50 was old, I might have said "Hell Yeah"! But at this point in my life, pushing the elevator button to the 50th floor, the answer is "Hell No!!"

I have a lot on my plate for 2016 in my personal life. Thank god for work. That great respite on Oxford Place that allows me to get away from all of those personal life challenges, emotions, and changes. Stability is mine here in Maple Bluff. Oh crap. Maybe not. On January 12th, the Village Caucus will be held at 7pm in the Village Center Gym. The Caucus is the process we use to identify candidates for Village Trustee. Each year, there are three Trustee positions that are up for election. Every other year (not this year), the Village President is up for election. The Municipal Judge term is four years, and will be on the ballot at the Spring Election. I encourage you to come out to the Caucus and watch democracy in process. If there are more candidates than can be allowed on the April ballot (6-2 candidates per position), there will be a run-off at the Caucus. A run-off at the caucus has happened only one time in my tenure in Maple Bluff.

Right after the Caucus, the Village Board will meet and will consider a proposal from Joe McCormick regarding a multi-family housing project at the corner of Roxbury Road and Sherman Ave. You have probably been receiving a lot of correspondence regarding this proposal. If you have not heard much about it but are interested in learning more, please get in touch with me. There will be several other important agenda items also at that meeting including several projects that the Village wants to take out to bid for 2016 including a renovation/reconstruction of the Village Tennis Courts at Beach Park. So much for stability at work in 2016! Oh well, bring it on and let's get to work!!

TIM KRUEGER

Village Administrator/Police Chief
 tjkrueger@villageofmaplebluff.org
 244-3048 ext. 111

IT TAKES A VILLAGE...

I would like to personally thank all the residents that generously donated items for the clothing drive. The response was overwhelming, and very much appreciated.

Thanks also to all the staff and interns that helped make the clothing drive possible. We had to make several trips to deliver all the items!

RENE DOPKINS



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Thank you!



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WHY THE PLAN COMMISSION RECOMMENDS APPROVAL OF THE MCCORMICK PROPOSAL

On November 18th, the Maple Bluff Plan Commission voted to recommend that the Village Board approve Joe McCormick's petition for rezoning the parcels on the corner of Sherman and Roxbury to a PUD (Planned Unit Development) district. It will be on the Village Board's agenda for our January 12th meeting.

Meanwhile, you've probably seen the petition urging the Village Board to deny the PUD request.

I'd like to tell you why the Plan Commission's recommendation is the opposite.

THE PLAN COMMISSION

First, it's important to understand the Plan Commission itself. It's a group of seven residents who volunteer a considerable amount of time to help guide Village development in accordance with the Comprehensive Plan and Village code. In fact, at the first meeting of the Plan Commission that I chaired about a year ago, we deliberated if we needed to update the Comprehensive Plan, especially as it applied to the "A" Business District on either side of Sherman Ave. We agreed that an update wasn't necessary.

I believe that this Plan Commission is particularly representative and qualified. Cynthia Johnson is a trustee, Robert Smith is an architect at Potter Lawson, Kevin O'Driscoll is Senior Vice President of Commercial Real Estate at Anchor Bank, Laura Peck is a partner at Axley specializing in real estate and commercial lending, Matt Reid has a background in real estate development, and Renee Riviere is a principal at Burkett Design, an architecture and interior design firm. And while we don't all agree on this proposal (Matt voted against it and Renee would have had she been at the meeting), we share commitment to objectively evaluate how development proposals comply with our Comprehensive Plan, state and local ordinances, and, where relevant, Tax Incremental District objectives. While it's fair to question anyone's individual opinion, the Plan Commissioners' integrity and thoroughness is beyond reproach.

WHAT WE'RE RECOMMENDING TO THE VILLAGE BOARD

Let's get back to the proposal we're recommending the Village Board approve: it's to rezone the "A" Business District parcels on the corner of Sherman and Roxbury as a Planned Unit Development, per Village ordinance 225-43.1. If an area is rezoned as a PUD it means there are no predetermined requirements for lot area, lot width, height, floor area ratio, yard and usable open space, etc..

In fact, we passed the PUD ordinance several years ago because we suspected that we'd severely limit the number and types of economically viable development proposals we'd receive if that had to meet "A" business district regulations.

So this PUD petition is necessary to consider a building of this size. It is not necessary because this is a multifamily apartment building. That is a conditional use already allowed in the "A" Business District; in fact, a PUD cannot be granted for a permitted or conditional use not allowed by present zoning.

I know many of you object to this building because it's multifamily-but that's already been determined an acceptable land use. Therefore, it shouldn't have bearing on our consideration. Also, if this is approved by the Board it will not, as some contend, create a precedent for replacing single family homes on Sherman Ave. with multifamily buildings: all those except the one next to the former Kirch building are not in a PUD Design Zone and can't be rezoned without a very public process which would include an advisory referendum.

THIS IS ABOUT THE SIZE OF THE BUILDING

What we can agree to disagree about-and what the Plan Commission wrestled with-is the size of this building. To me, it only has to be big enough to cost-justify the quality and amenities necessary to compete for the upper-tier of the rental market, meet Maple Bluff standards, and assure long-term economic viability. **And every expert I've talked to over the last two years tells me that we can't do that with a smaller building-whether in height or area.**

I've gone over the proposals with people like Brad Binkowski and Helen Bradbury, two of the area's most respected developers who don't have a dog in this hunt-and deeply care about the future of this village. I've dug into the pro formas with Dan Lindstrom, our planner from Vierbicher, Chief Krueger, and fellow Plan Commissioner Kevin O'Driscoll. **All agree that if you want to have a quality building with amenities like underground parking, community and fitness rooms, larger than average units, and the level of appointments both new and empty-nester residents will demand, it can't be done with fewer units at lower rents.**

That's why over the past seven years every formal or informal proposal that's come into the Village Center has been for three or four story buildings on this site. With both this and the last proposal, we've pushed back throughout the PUD process to reduce building height and density as much as possible.

Keep in mind, too, what present zoning would allow: a three story building with less total floor space that could only cost-justify surface parking. It could be all efficiencies and small one-bedrooms, instead of larger than average one and two bedrooms as in the current proposal. It could afford to compete by offering fewer amenities at lower rents. And since it wouldn't require a PUD, we wouldn't have any SIP leverage to change that.

IF WE DON'T APPROVE THIS . . .

In my and the majority of the Plan Commission's opinion, if we don't approve this proposal-and won't approve anything of similar size or density-nothing will change on that site in the foreseeable future.

I'm convinced of that because-despite TIF incentives and a Village full of brains, resolve and money-no one has come forth with any credible proposals that are smaller or different. So we can talk about what we'd like to see there-whether that's retail, a few high-priced condos, a restaurant, or some combination of both-but no one sees a real need or opportunity to pursue them.

I also think that if we reject this proposal, future ones will be similar in size and density but have possibly less assurance of quality or long-term success. Joe McCormick isn't doing this because it's lucrative-he's doing it because he grew up in Maple Bluff and he believes this will be of long-term benefit to the Village. We're lucky he does-he has the experience and reputation to both build and manage this to the standards we'll demand.

Does that mean, if the GDP step is approved, he'll have smooth sailing through the SIP and TIF steps of the process? Not at all. We've gone back and forth on this proposal quite a bit since the first preapplication conference more than a year ago. The number of units has been reduced. The size of the units have been increased. The building has been redesigned to tier down from three stories on Sherman to two stories in back. The landscaping plan has been improved. In fact, Joe McCormick has said that we've made him jump through more hoops than larger communities with much bigger projects.

continued on page 4..

It's a week before Christmas and all thru the Bluff, not a single snow pile, I say with a huff. We are the benefactors of this unseasonable weather; and fortunate that what rain we received recently was not snow. With the long range predictions calling for more mild temperatures, we could be well into the New Year before winter arrives. Residential yards are looking very clean and our salt storage bin is full to the brim. We will continue addressing other tasks and await 2016, and take what weather is to come.

As had been mentioned in the December newsletter, Mike Frazier has indeed retired from Maple Bluff Department of Public Works after 25 years and 8 months of dedicated service, as of the beginning of this New Year. We all wish him the best in his future endeavors. I would like to make mention again that Paul Elliott has been promoted to the Forman position of Public Works. Paul is a talented man with a great deal of enthusiasm and will do a great job for this department and the Village of Maple Bluff. We are currently interviewing candidates for the open position with Mike's departure, and anticipate hiring a qualified individual early this year.

While it is unlikely that Lake Mendota will freeze completely this winter, you can likely wager that we will have some form of freezing precipitation. I, for one, prefer to get a real winter with consistently cold weather so you could at least count on getting snow instead of the winter mix of rain/freezing rain/sleet with black ice. Nothing good comes with a low pressure system passing over the Midwest when its 30-33 degrees outside...

We will take the weather as it is served and deal with it. Please be good stewards with snow, should we get some, and store the snow on your property and not on your neighbors terrace or in the street. Give our snow plow operators time to complete clearing the snow from curb edge to curb edge before parking vehicles in the road. Also, give snow plows and related equipment plenty of room and never assume that they see you, and above all do not follow too close. If possible, stay home during snowfalls until the roadways have been treated and/or plowed.

We have cleaned the yard waste collection equipment and are done for the season. Brush and Christmas trees will be collected weekly. Please place trees and branches on the terrace and not in the street, especially before snow is expected, thanks. If and when snowbanks accumulate, please be mindful of the placement of your recycle and refuse containers.

We in the Public Works Department would like to thank all of you for your generosity and support, and wish you a safe and Happy New Year. As all of you already know, Maple Bluff is a special community to live in...It is equally a special place to work as well.

THANK YOU!

continued from page 3.

I took that as a compliment (even though he didn't mean it as such) and I expect staff, the Plan Commission, Building Board and Village Board will only get more demanding if this project moves forward.

WE LISTEN, BUT WE DON'T ALWAYS AGREE

I've heard more than once residents say that we're not listening. We are. For example, we've long heard and taken very seriously concerns about how this project could hurt the immediate neighbors' property values. Despite the opinion of our consultant, assessor, local and national studies, developers and real estate experts that a multifamily building like will enhance the values of the neighbors' properties, we continued to hear those concerns-so I did further research on my own.

This last summer, I spent a day driving around Madison looking for newer apartment buildings adjacent to single-family neighborhoods. I took down the addresses of buildings on Atwood, Monroe St., Old University, E. Johnson and Midvale. I found the addresses of the single-family residences adjacent to those buildings, got their assessed value histories off the Access Dane web site, and built a spread sheet comparing the values of those homes both before and after the apartment buildings' construction. In all cases, their relative property values improved.

NOTHING WILL MAKE EVERYONE HAPPY

Even though I'm confident this project will improve the neighbors' property values and the Village as a whole, I still wish there were a realistic, viable alternative that more people felt good about. And if I thought such a thing was possible, I'd vote against this one.

But, in my opinion, we have a responsibility to the Village, the development across Sherman and the other taxing authorities that approved the TID to approve the GDP for this proposal.

If I haven't convinced you to support the Plan Commission's recommendation, I hope I've convinced you that our opinion is based on solid research, and thorough examination of the facts, and a commitment to act in the best interests of the Village.

JIM SCHULER
Village President

SUMMER BEACH LIFEGUARDS

Hours: 12:00pm-7:00pm | Days: Up to 7 days per week
Wage: \$9.00-\$11.00

This position is responsible for controlling the actions of the swimmers and program participants, performing appropriate rescues when required and providing CPR/First Aid when necessary. The work will also involve providing a fun, safe and educational atmosphere for summer program participants. The minimum qualifications include: current Lifeguard training certification, First Aid, CPR & AED Certification and a minimum of one year experience working in a recreational setting. If interested in applying, please contact Curt Erickson at 244-3048 or cerickson@villageofmaplebluff.com. Applications are due Friday, April 1 at 4:00pm.

CAMP-YA-GOTTA-WANNA COUNSELORS

Hours: 12:45pm-4:15pm | Days: Mon., Wed., & Fri.
Wage: TBD

This position is responsible for providing a fun, safe and educational atmosphere for Camp participants between 3-7 years of age. All applicants must be 14 years of age or older. Minimum qualifications include: experience working with children, ability to effectively communicate with parents and kids and knowledge pertaining to safety. Applications can be picked up from the Village Center and must be returned no later than Friday, April 1 at 4:00pm.

CAMP-YA-GOTTA-WANNA

Dates: Monday June 13 – Friday August 12 (M, W, F)
Time: 1:00pm-4:00pm

Fee: \$325.00 (fee valid until April 1, post April 1st \$30.00 late fee)
Ages: 3-8 (entering 2nd grade) | Location: Firemen's Park
This 9 week summer program meets at Firemen's Park M, W & F from 1:00pm-4:00pm. Enrollment for this program is open to all Maple Bluff resident children between the ages of 3 and 7 (entering 2nd grade in fall of 2016). This afternoon playgroup program will offer structured and free play opportunities, as well as, arts and craft projects. Groupings will be divided based on age of the children and the parent volunteers will try their best to group your child with their friends.

Is your child ready for camp?

Camp can be a fun and exciting place for young children. The age range for CYGW is 3-7, but not all 3-year-olds are ready for camp.

Here are some questions you can ask yourself when determining if your child will be ready for camp by summer:

Can your child do well without an afternoon nap?

If your child is still dependent on a daily afternoon nap, postponing camp until next summer might be the best choice.

Can your child use the restroom independently?

Children cannot come to camp in diapers unless a care-taker is staying with them.

Can your child do well in an environment with a lot of stimulation?

On rainy days, camp is held indoors and it can be loud and very active at times. We want every camper to have a great experience at camp and we are here to help.

If you are still unsure if your child is ready for Camp, please contact a member of the Parent Group or Curt Erickson.

- Holly Davie: hdavie209@gmail.com
- Katie Stephenson: paperdaystudio@gmail.com
- Katie Waterman: kam1635@aol.com
- Tracy Petersen: tpetersen29@gmail.com
- Curt Erickson: cerickson@villageofmaplebluff.com

PROGRAMS

WINTER ARCHERY

Dates: Wednesdays 12/2-2/3 | Time: 4:20pm-5:20pm
Location: Gym | Ages: 8-15 | Fee: \$43.00

Learn how to shoot crossbows and compound bows while playing fun, competitive games. The last two weeks will be competition based using the skills learned for prizes.
This program will skip 12/23 & 12/30.

TRIP: CASCADE MOUNTAIN SKI/SNOWBOARD

Date: Monday, January 18 | Time: 8:30am-5:30pm
Location: Pick up at Village Center | Ages: 8-15 | Fee: \$55.00
Hey kids, join the Monona, Cottage Grove & Maple Bluff Recreation Departments for an awesome day or night of shredding down the slopes of Cascade Mountain. Enjoy the mountain on your skis or snowboard. There will be a separate waiver form that all parents must sign before their child can get on the bus.

"PAINT ON THE GOGH"

Date: Thursday, February 4 | Time: 6:00pm-8:00pm
Location: Warren Dailey Cabin
Ages: 12+ (Families) | Fee: \$43.00

Have you heard of paint/wine nights? Love to paint? Don't have the supplies? Haven't tried painting since Elementary Art class, but want to give it a 'Gogh'? Two art loving teachers bring everything needed to teach you how to paint an artwork of your choice. You choose the style of painting, invite all your friends, and we'll take care of the entertainment! No prior experience is necessary.



CANDLELIGHT YOGA

Dates: Wednesdays 1/6-2/24
Time: 7:00pm-7:45pm
Fee: \$56.00

Location: 2nd Floor Training Room in Village Center
Escape from your day and enjoy the tranquility of Candlelight Yoga with a blend of stretching, gentle flow and restorative poses with a focus on relaxing and melting the stress away. All levels welcome. Wear something comfortable and enjoy the benefits of letting go.

PANCAKE BREAKFAST

On behalf of the Maple Bluff Fire Rescue Association I would like to extend our gratitude to everyone who attended our pancake breakfast on December 13, 2015. The event was a tremendous success. Thank you for your continued support.



WINTER FIRE SAFETY

The winter season brings the highest number of home fires, more than at any other time of year. Home fires increase in part due to cooking and heating. Winter storms can also interrupt electrical service and cause people to turn to alternative heating sources that contribute to the increased risk of fire during the winter months. The Maple Bluff Fire Rescue Department recommends following these safety tips to prevent winter home fires:

- Stay in the kitchen when you are frying, grilling, or broiling food. If you leave the kitchen for even a short period, turn off the stove.
- Space heaters need space; keep anything that can burn at least three feet away from each heater.
- Check electrical cords often and replace cracked or damaged electrical or extension cords. Do not try to repair them.
- Never use your oven or stovetop to heat your home. They are not designed for this purpose and can be a fire hazard. In addition, carbon monoxide (CO) gas is fatal to people and pets.
- Avoid using lighted candles. If you must use candles, place them in sturdy candleholders that won't burn.
- If you smoke, use only fire-safe cigarettes and smoke outside.

Winter fires are preventable. Everyone should learn how to have a safe winter season.

For more information about the causes of winter fires, winter storm fire safety, holiday fire safety, and tips that will help prevent the incidence of fire in the home, visit the USFA website at www.usfa.fema.gov/ winter and the NFPA website at www.nfpa.org/winter.

You may also visit www.mapleblufffire.com for additional information.

KRISTOPHER LOY, Fire Chief
(608) 244-3390 or kloy@villageofmaplebluff.com

ARE YOU READY TO VOTE IN THE NEXT ELECTION?

The Wisconsin Voter Identification Law has been reinstated and that will mean some changes at the polls. The next election in Maple Bluff may be as soon as February 16th and you will be required to present photo identification in order to cast a ballot. The document you present is used to prove your identity and therefore only the name, photo and expiration date will be checked by election officials. The most common acceptable forms of photo identification include:

- ✓ Wisconsin Driver's License unexpired or expired after 11/4/2014
- ✓ State of Wisconsin Identification Card unexpired or expired after 11/4/2014
- ✓ Military ID card issued by a US uniformed service unexpired or expired after 11/4/2014
- ✓ US Passport booklet or card unexpired or expired after 11/4/2014

Now is the time to make sure you have acceptable photo identification or obtain one if necessary.

And remember to..... **BRING IT TO THE POLLS**

If you have questions about photo identification, or general election questions, please contact Sarah Danz, Village Clerk 244-3048.

NOTICE OF SPRING ELECTION

APRIL 5, 2016

NOTICE IS HEREBY GIVEN that at an election to be held in the Village of Maple Bluff, on Tuesday, April 5, 2016, the following offices are to be elected to succeed the present incumbents listed. The term for village trustees will begin on April 19, 2016. All terms are for two years unless otherwise indicated.

| <u>Office</u> | <u>Incumbent</u> |
|-------------------------------|------------------|
| Village Trustee | Jennifer Kuehn |
| Village Trustee | Cynthia Johnson |
| Village Trustee | Peter Duff |
| Municipal Judge – 4 year term | Denis Vogel |

NOTICE IS FURTHER GIVEN that a village caucus for the purpose of nominating candidates to appear on the spring election ballot for the above listed offices will be held on January 12, 2016 at 7:00pm at the Village Center, 18 Oxford Place.

SARAH DANZ, Village Clerk
244-3048

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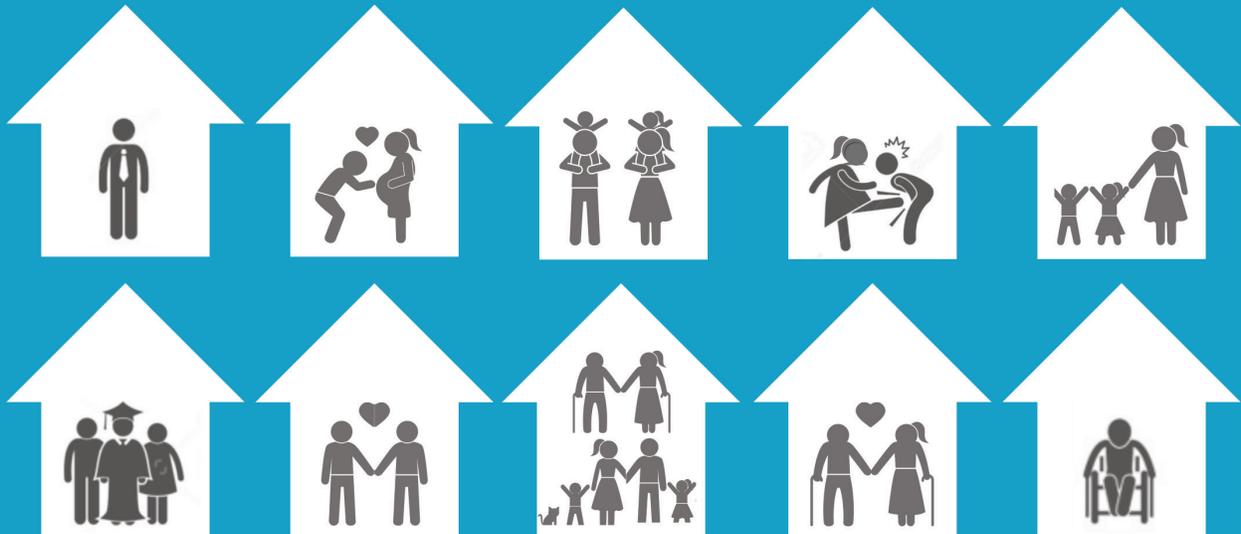
Village Center Office Hours are Monday – Friday 7:30am to 4:30pm. There is a deposit box in the front entryway for dropping off payments after hours. Payments will be accepted until 4:30pm on Monday, February 1st, due to January 31st falling on a Sunday.

Payments received after the deadline may be subject to interest and penalties.

Escrow Checks will need to be endorsed by each property owner if the check is made out to the Village of Maple Bluff and the owner(s).

Please return the lower portion of your tax bill with payment. This helps us process payments more efficiently.

Feel free to contact the Village Center if you have any questions.



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