

Dear Plan Commission Members and Alder Paul Skidmore,

We are writing to you as concerned residents of the Woodstone neighborhood, regarding a matter that will be before the Plan Commission at its May 6th meeting. As you may be aware, United Financial Group is requesting that a 40 acre plot of land located at 9601 Elderberry Road be re-zoned to allow for a development which will consist entirely of multi-family homes, including several large apartment buildings. We are asking the Plan Commission to reject the request for re-zoning for the following reasons:

- 1) The current area consists primarily of single-family houses along with a small mix of town houses and condos. Adding 40 acres of multi-family buildings will dramatically alter the character of the area.
- 2) There are no single family homes proposed in this development. The amount of rental units in the development is a concern to residents.
- 2) Many of the buildings in the newly-proposed development are 3-4 stories. This will look out of place in a neighborhood that consists primarily of one-story and two-story dwellings.
- 3) The project is envisioned to take place over 10 years. This is an extraordinary amount of time that the neighborhood will need to contend with construction and construction traffic.
- 4) The development figures to have a significant negative impact on the property value of neighboring single-family houses.
- 5) This project would likely significantly increase traffic in the area, and in particular on Elderberry Road. Although the developer has stated that they will finish Bear Claw Way in order to ease traffic on Elderberry, there is no doubt that Elderberry, a road in great need of repair, will nevertheless see a huge increase in traffic. The volume of increased traffic from Blackhawk Church and also the proposed multi-family buildings is a concern of the residents. There is already a wait for us to exit the subdivision at the intersection of Elderberry Rd and Pleasant View Rd at the stop sign. Has a traffic study been completed? Also, the developer stated that Bear Claw Way will go through to Mineral Point. Is that in the city plan?
- 6) The developer in question primarily focuses on senior living communities, but only 40% of the proposed development would consist of senior living centers. Have city officials evaluated whether this company is qualified to construct non-senior buildings? Can more of the community be 55+?
- 7) The developer has plans to construct some duplex style condos as a "buffer" between the existing single family homes and the new development, but it has stated that the duplexes will likely be the last buildings constructed. Are these slated to 55+ ? Also, is this going to be intended to be an owner ran association?

We hope that you share our concern about this project and will join our opposition to it. We are confident that people in our area do not support this proposal.

Thank you,

Dan Nelson and Ashley Fry
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