

Firchow, Kevin

From: connie mccabe [REDACTED]
Sent: Tuesday, May 06, 2014 1:39 PM
To: Firchow, Kevin
Subject: Planning Meeting May 6, 2014 RE: 617 N Segoe

Dear Kevin, I live at [REDACTED] Sawyer Terrace [REDACTED]. My name is Connie McCabe. I wish to be included in any comments at this evening's Planning Meeting. I could not believe that anyone would want to construct a 115 unit, 12 story apartment building right out my window on the small property where a bank once stood at 617 N. Segoe. My privacy would be impacted very much. Something smaller, I was sure, would be produced. What in the world are these people thinking? No way could a large apt complex on a very small piece of land benefit anyone here, even those living in it. I am 77 years old and do not want the congestion that would arise from the building of this very large apt. complex right out my window. Many of my neighbors feel this same way. We are old and disabled for the most part. Do I need to get a petition together from them like I did for the building of the Whole Foods development many years ago? I can no longer attend the Council Meetings or the Planning Meetings. Please advise me! Respectfully, Connie McCabe

Proposed change of zoning from NMX to PD at 617 N.Segor Rd.

To The Planning Commission

For many reasons we are asking you not to amend the zoning map at 617 N.Segoe Rd. from NMX to PD. Under PD a proposed 12 story building could be built. We are not objecting to a 4 story building allowable under NMX zoning.

Staff recommendation

The most important part of the staff report is found at the bottom of page 12. It is important to repeat it here.

“The development request should be reviewed carefully against the Zoning Map Amendment, Planned development, and Demolition Standards. Although the proposed project is large, and larger on its site, Planning Division Believes IT MAY BE POSSIBLE TO FIND THE APPLICABLE STANDARDS ARE MET.

Staff is aware that considerable opposition to this request has been expressed, and these comments and related information should be carefully considered along with this report and testimony provided at the public hearing.”

Personal Issues of over 70 people

Over 70 registered voters have signed petitions

asking that the current zoning not be changed from NMX to PD. Varying reasons have been expressed by these folks including quality of life issues as well as fear of loss of property value. The Comprehensive Plan recognizes quality of life issues and defines that in the glossary. Your Land Development material states "The zoning code assures you and your neighbors that any new development or design changes to your or adjacent properties will not adversely affect your enjoyment and use of your or your neighbors property. "Conservation of property values" is recognized under Sec. 28.182 Text and Map Amendments.

No "Need" identified

A "need" for a 12 story extremely high density building has not been identified in either the staff report or in the proposed plan. The most recent residential buildings have not exceeded 4 stories. Why upset the present balance of the community which enjoys good transportation, commercial, business, housing, park and even a great farmer's market by building an unwanted 12 story building?

Zoned for a 4 story building

There is an offer to purchase the 617 property, still on the table, from another developer who will build a 4 story building which he considers will be profitable. Why rezone just to enable a developer to make more money possibly at the expense of present residents who are concerned about life issues and loss of property value.

The developer makes a claim of generating a certain amount of tax dollars. Neither he nor staff have noted how this zoning change might affect the value and tax revenue of adjacent properties. The proposed building is not compatible with the surrounding area.

University Hill Farms Neighborhood Plan

The Plan has not been completed but it does identify three areas to be considered for redevelopment. The property at 617 is not identified as one of the three. Many residents in the study have said they do not want anymore large residential buildings. There are no specific plans for the D.O.T. property but we have been told many times that we can expect many more and taller buildings will be built there. That should fill any need arising in the future.

Public Hearing

Staff has commented several times that the decision concerning a zoning change by the Planning Commission is subject to change depending on the information from the public at the Hearing. We are thankful for that because it indicates that the public input is important and will be considered. It is almost impossible for the general public to critique or understand the staff report, especially when references are made to ordinances or documents but the references are not specific enough. So the public loses out. We do not believe it to the intent of the Common Council that the public have to hire experts or

attorneys to be able to read or research the Planning report.

Please do not amend the zoning map . Keep the zoning as NMX.

Thank you,

Grace and Bruce Frudden
625 N. Segoe Rd.
Madison, Wi