

From: Kane QL Chang <[REDACTED]>
Date: May 2, 2013 9:48:11 AM CDT
To: "Zellers, Ledell" <district2@cityofmadison.com>
Subject: Against the rezoning request Elderberry Road by United Financial Group

Dear Ledell Zellers,

We are writing to you as concerned residents of the **Sauk Heights** 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) 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.
- 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.
- 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?

7) The developer has plans to construct some duplexes 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. With the current market for duplexes diminishing, and with a ten year construction timeline, it seems unlikely that the duplexes will ever be built.

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,

Qinglong Chang