

**Minutes**  
**Village of Maple Bluff Building Board**  
**Tuesday, July 30, 2013**  
**5:15 p.m.**  
**Maple Bluff Village Center**

Members Present: Eric McLeod, Tony Arneson, Mary Duff, John Duffy, David Easton, Kent Johnson and Colleen O'Meara.

Others Present: Elizabeth Ogren Erickson of 825 McBride Road, Janet Battista of 154 Kensington Drive, Jim Vogel and Kristi Minahan of 452 N. Sherman Avenue, Lon & Donna Schoor of 337 Woodland Circle, Lynn Case of 22 Lakewood Blvd., Dave Hackworthy of 639 Summit Road, Ellis & Katie Waller of 405 Laurel Lane, Donald & Roberta Thornton of 166 Kensington Drive, Larry Riechers of 142 Kensington Drive, Dave & Cynthia Sugar of 913 Magdeline Drive, Tera Ostby of 628 Summit Road, Bruce Morrow of 212 Kensington Drive, Martha Grasty of 318 Kensington Drive, Joe McNeil of 151 Kensington Drive, Ken & Eileen Sabroff of 532 Sherman Avenue, Chief Tim Krueger, and others that did not sign in.

Chair McLeod called the meeting to order at 5:15 p.m.

**Approval of Agenda:** A motion was made by Kent Johnson and seconded by John Duffy to approve the Agenda as presented. Motion carried unanimously.

Chair McLeod and Tim Krueger provided an overview of the project status. The Plan commission referred the project to the Building Board for their comments.

**Presentation by developers for proposed construction at N. Sherman Avenue and Roxbury Road:**

Gary Pressentin and Randy Bruce reviewed the plans for the 39 unit building. The project includes one and two bedroom apartments, an open plaza area, surface and underground parking, with the main entrance coming from Commercial Avenue. Randy presented a shadow study that would impact surrounding homes. A more detailed landscape plan will be provided at a future meeting.

Building Board members questioned the first floor grade, massing, floor area ratio, roof height, and PUD density.

**Public comment:**

Lon Schoor:

- Condos would be more acceptable
- Developer should be sought that will propose a mixed use building
- Require computerized 3D model

Elizabeth Ogren Erickson:

- Two story instead of three
- Parking on Kensington Drive and Roxbury Road would be a problem
- Encourage choosing a different construction company, previous bad experience

David Hackworthy:

- Village is working with a very trustworthy person in Brian Murphy

- Has had many business deals with him and he is wonderful steward for this project

Jim Vogel:

- Questioned rent amount in comparison to median rent in Madison
- What kind of tenants – students, business people
- Noise control/security
- Water runoff

Catharine Waller:

- Support project, currently an eyesore
- Will enhance and upgrade Sherman Avenue
- Will stimulate upgrades across the street

Roberta Thornton:

- Wants to see 3D model
- Security questions

Janet Battista:

- Direct neighbor
- All immediate neighbors are opposed to the massing
- Two contaminated areas
- Need 3D projection to homes
- Recommend Building Board delay review to have licensed geologist determine runoff issue
- Problem with grading
- Independent engineering needed

Paul Noeldner:

- Small business in area a lot of money exceed rules good for people and
- village traffic difficult
- green space scale back put a park there park on Roxbury set aside do zoning first fall within current zoning.

Marilyn Bednar:

- Majority of trees hers kill everything make a light colored fence everything dies
- property values
- pitch black yards
- underground parking sump pump pooling.

Don Thornton:

- Zoning to protect us decide own back yard family orientated community

Dave Sugar:

- overlooking opportunity 20 years from now of value to village other ways consider involving citizens to greater extent housing alternatives

Gary water plan to hire professional engineered runoff plan closed site multi-step process done right the building hasn't chosen any builder put out to bid look at big picture will continue to deteriorate transformational event for maple bluffnorth Sherman avenue major corridor economically sustainable

vacant spaces little or no infrastructure traffic concerns one opening at controlled intersection bus zoning upper scale multifamily housing now and years to come people follow fair housing laws empty nesters and young professionals rents are 2 bedroom 1200 and up more control resp and considerate gone no guarantees

Sue Arneson:

- 27' to setback impact homes across the street view bold project good for maple bluff profess cons every step still a lot of leeway 2 story not economic

Tera Ostby:

- One bedroom 950 largest 1400

Gary numerous inquiries 39 units master plan character of maple bluff apart from gateway plan detailed landscaping invite details friendly

Janet Battista: Building Board review independent reliable

Dave Sugar: trash

Gary underground pay service

Lon – no storage areas parking

Gary 52 underground 2 2 bedroom 1 ½ every 1 bdrm economically viable

Cynthia Sugar: develop same person be careful slow down ownership changes caliber of res change 20 or 30 years from now

Gary developer no intention of selling right after built

Eric frame issues 3d model see side by side comparison provisions

John duffy fit in with neighbors show second scenario with flat roof more information

Mary duff just conceptual great concern standard hold sfr to, multiple meetings arch review love to see more options make requirement to come back sets a new massing standard represents a gateway across street proposal town square mixed use lost in shuffle don't lose sight commercially zoned massing standard exceeding very concerned value light, sound

Emm further review can make recommendation to have come back

Kent Johnson two hats problem with mass pc soils issue

Emm village needs own counsel to advise properly resolved

Dave Easton propose undertake seek extension from plan commission 30 days

Emm advisory value input to plan commission continue at next regular meeting plan commission meet between

Mary duff joint meeting?

De proceed manner pc met within next 2 weeks

Kent Johnson issues with mass, soil runoff

Tk – tf soil closure letter

Co list of additional information appl need to present

Emm massing study in writing zoning comparison a dist allows and proposed

Tony arneson how fits in aesthetically with village

Mary duff flexibility fit in with toward design arch chara lack of open space areas greenspcae

Tony arneson madding

Motion Dave Easton specific rules what building board can look at not normal building board issues  
proceed subject 3 month extension may require more time

John duffy advisory nature not more

Second john duffy

Emm pc to bb to vb view role as advisory  
Kent Johnson keep moving

Emm do as quickly

Mcu

Motion to request de ask for 3 month extension second john duffy mcu

Motion to adjourn md

Gary compare homes to commercial site time constraints no sense of where village is going with this  
process following best they can each go invest a lot of money

Md volunteer time no notes

Emm difficult spot prospective approve reg in long term density and massing village consider all  
elements

Kent Johnson row house townhouse

Emm offer to pc opinions adj 7301.

**Discuss and develop comments to be referred back to the Plan Commission:**

A motion to adjourn was made by Tony Arneson and seconded by Kent Johnson.

Respectfully submitted,

Rene Dopkins  
Deputy Clerk