

Comprehensive Plan 2040
Goal One Objective E

**The Community is engaged in planning and
development.**







46440 | 89042

TIME
SECRET
HAPPINESS
EXPERTS

PUBLIC HEARING
**ZONING
CHANGE**

R-4 to R-5A

CASE # 22-ZONE-0073

DATE: NOVEMBER 17, 2022

THURSDAY 1:00 PM

514 WEST LIBERTY STREET
OLD JAIL BUILDING



THIS PROPOSAL MAY BE INSPECTED
BY PLANNING & DESIGN SERVICES
METRO DEVELOPMENT CENTER
444 S. 5TH STREET, SUITE 300
MILWAUKEE, WI 53212

574-6230

Comprehensive Plan 2040
Community Form
Neighborhood 3.

High-density uses will be limited in scope to minor or major arterials and to areas that have limited impact on the low to moderate density residential areas.





***Comprehensive Plan 2040
Community Form
Neighborhood 4.***

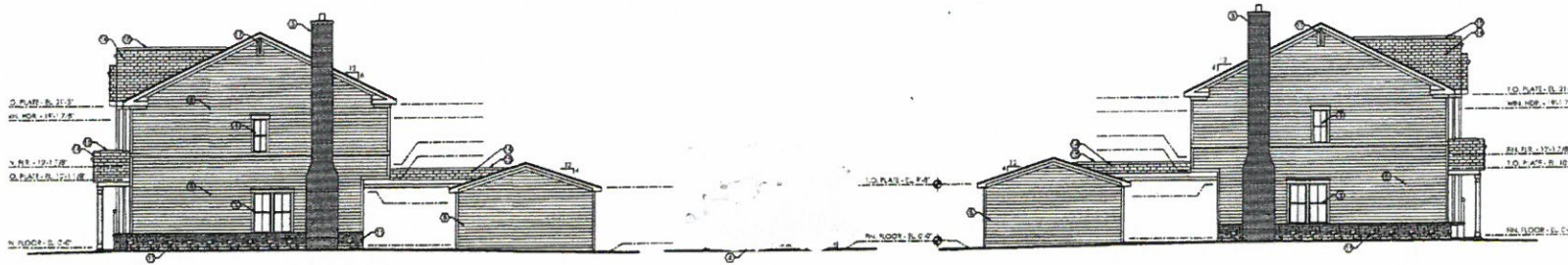
**Ensure new development is compatible with the
scale and site design of nearby existing
development.**

Definition of *Compatibility* and how to judge for it.

A development, building and/or land use that is designed to be able to exist or occur without conflict with its surroundings in terms of its uses, scale , height, massing and location on its site.



JUNE 17 19 024 E 16 34



Comprehensive Plan 2040
Livability
Policy 28

When development proposals increase runoff, provide onsite management and treatment of stormwater.

MSD Note for proposed plan

- **A temporary offsite detention may be required while offsite diversions and improvements are made.**

VIOLATION OF DUE PROCESS RIGHTS OF RESIDENTS

- **If proposed development is approved the language of MSD notes hide from view what might happen.**
- **We will not have access to know a governmental sanctioned action that could materially harm us.**

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- **In a related matter, failure of MSD to provide preconstruction scientific analysis for sewer line capacity which will run under the street in front of my house on Crossmoor Ln threatens a high pressure disaster.**

Vote NO on Rezone

- **Use precious land as a resource, possibly a sanctuary for seniors emerging from community involvement per *Plan 2040*. No rezone for this proposal.**

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- **Insist on onsite detention for runoff per *Plan 2040* or completely disclose what will be done to honor due process rights.**

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- **Forestall a monstrous structural incompatibility to a mature neighborhood per *Plan 2040*.**
- **Insist on onsite detention for runoff per *Plan 2040* or completely disclose what will be done to honor due process rights.**
- **Demand MSD prove a scientific capacity study for sewage.**

Thank you



Louisville Metro Planning Commission

January 19, 2023 Meeting

RE: Case # 22-Zone-0073

Stephanie Stidham

❖ 2021 – 61/64 Zoning Cases 95% - PC recommended zoning changes

Resident's perspective, 95%, appears underlying goal of the PC is to facilitate the process for the Developer.

Catch-22 – Resident must provide substantive information to support opposition BUT the process does not allow for this. **Even if a resident does everything asked, using what is available, they will most likely lose.**

Schematic/plan is NOT A REAL PLAN – small print, working draft/conditional in nature. No details.

- Where are the reports, documents, etc. reviewed and approved by MSD, Transportation, Public Works
- *MSD will ensure the provision of adequate drainage facilities – Public wants science & facts not promises*

Allowing conditional approvals, out of public view, has fundamentally altered the intent of the process

- Resident procedural due process rights are lost/hindered via conditional approvals including court access
- Impacts ability to meaningfully participate in government process which has real and broad impacts to a resident's health, safety, quality of life, and value of their property.

Staff Report does not document summary of resident comments - No in-person site visit by staff

- How does staff determine subjective 2040 items like livability and authenticity, air quality, traffic, noise
- Reports don't give complete picture

***Some homes on the property ARE eligible for the historic registry – Metro Historic Properties.**

AREAS OF NON-COMPLIANCE:

Compliance for many development items is **TOO DEPENDENT** upon proposed Providence Point improvements.

- Bull Run built first – compliance **MUST** be judged as a stand-alone and what is onsite

Transportation has approved the proposal for air quality? Past reports have noted serious air quality concerns – where is existing and potential air quality data/report?

Neighborhood Form: Density of homes in small area is too high and will impact low to moderate density residential areas nearby. Homes are transition point – not Providence Point

Hagan's other properties, amenities are placed in center - not next to single-family homes

- Property configuration doesn't allow for this – Thereby Site Design is not a compatible with nearby homes
- No landscaping or fence will contain noise, air and lighting pollution

Developer/Staff says that two-story **townhomes** would *"promote aging in place by seniors"*

- Townhomes equipped for seniors including stair lifts, etc. ?
- Senior Want Single floor Patio homes that offer amenities and services

Developer did not meet the 2040 Plan on planning development

- No working with neighborhoods, no consensus building - No asking what is needed in area.

If 2040 plan vision of consensus building & collaboration are real – PC must require them

Additional Requested Binding Elements

- Eliminate the **proposed community firepit** (next to the pool), a new item on the 12-5-22 Site Plan. This is a potentially dangerous and unnecessary risk within a dense suburban residential area directly behind neighboring single-family homes. This firepit is close to a tree line and near wooden structures. There is no way to adequately monitor the proper use/proper burning 24/7 – and the fire embers and harmful smoke cannot be contained and will go beyond property lines.
- Reasonable hours for the pool and other resident amenities so neighbors are not disturbed at all hours – including limits on evening hours, hours on the weekends – particularly early in the morning, etc.
- The Developer stated to me in October (see attached email and photo) that they will use an 8' fence surrounding the back of my property and throughout the development. This was not included in the list of binding elements and should be since an agreement was made.