

Important Notice

Subject:

**Redevelopment of 2680 Madison Road,
(aka Pig & Whistle and Huggs Inn)**



Dear Neighbors:

The Hyde Park Neighborhood Council (HPNC) has been asked by Capital Investment Group (CIG) to assess and render an opinion on their plan to rezone and redevelop 2680 Madison Road and adjacent residential properties. The redevelopment area is bounded by Madison Road on the south, Besuden Court on the west, Wasson Way and Rookwood Commons on the north. A map of with the proposed redevelopment area is outlined in red (opposite side).

The proposed redevelopment will demolish existing structures at 2654, 2658, 2680, 2682 (LaRosa's) Madison Road; 3636, 3640, 3646, 3648 Besuden Court and construct a new six story multi-use building and parking garage.

According to June 2017 data supplied by CIG, there will be approximately 180 apartments, approximately 12,000 sq. ft. retail, 3400 sq. ft. office and approximately 324 parking spaces in the new building. Approximately 4300 sq. ft. of the space identified as retail will be a new LaRosa's restaurant. The specific uses of the remaining retail space is undefined.

The Besuden properties are zoned single family residential (SF-6). The Madison Road properties are zoned Community Commercial Automobile-oriented (CC-A). CIG is proposing a Planned Development district zone change to allow the mixed-use development.

HPNC Zoning Committee's preliminary assessment of the proposed project identifies some positive and some negative elements for the residential neighbors and the community. HPNC recognizes that many neighbors are unaware and/or do not know the scope of the proposed development. Before HPNC renders any opinion on the requested zone change to CIG and City, we believe you should have the opportunity to hear about the proposed development and business operation directly from the developer.

HPNC has invited CIG to describe the proposed development at its **September 12th, 2017** meeting at **7:00 PM** in Knox Church Commons at the corner of Michigan and Observatory Avenues. Enter Knox using the doors from the Observatory Avenue parking lot. There will be a presentation by CIG and an opportunity to ask questions and make comments. HPNC will not make a decision or render any opinion regarding the proposed development at this meeting because CIG has not submitted an application for a Planned Development zone change to the City.

Gary C. Wollenweber, Zoning Committee Chairperson
Hyde Park Neighborhood Council

