

Monday March 2, 2015

Planning and Development Service
100 North Fifth Ave,
PO Box 8647
Ann Arbor Mi. 48107-8647

Dear zoning board of Review

I am Bob Treat and I live at 857 Wildt Street, Ann Arbor Mi. 48103. My condo is one of two adjacent to "Crossfit Treetown operated by Max Ferkbeiner at 815 Wildt St.. He is presently seeking a "special exception" permit for an M1 zoning at this address. As a resident and a taxpayer on Wildt Street that this directly impacts, I am asking you to indulge my view of it's effects life on Wildt before you grant any changes to this zoning status.

I have felt as though I have been "living the dream" on Wildt Street since settling in September of 2007. It's a lovely location, with beautiful views of the city and river, both night and day. Stunning, I must say! It is convenient to my place of employment, the U of M Health System, it is short walk to downtown activities, the river walks woo me frequently to it's trails and water events. Other than the rumble of an occasional train, it's perks here have been a gift you rarely find in most cities. And I have been grateful!

My condo and neighbor Bob Kruse's condo were majestically built in 2005 by Dennis Vessels of Metro Property Services. He also owns and operates 815 Wildt Street, and the property at 124 West Summit of Ann Arbor. The condos are high end and well built. Both support multiple decks, and large windows for the breath taking views they offer. Mr. Vessels built and sold these to draw residents that would appreciate the quality of his labor, the views and convenient location. He also built them to make a pretty decent profit. All admirable.

After settling in to a life in my new space, I thought it time to tackle the grounds surrounding my condo. I spent \$35,000 to add hardscapes, water features, accent lighting to compliment the majestic condo that I had purchased. I am an advanced Master Gardener and have thought my gardens at 857 Wildt Street an accomplishment to be proud of. It added value and pride to the entire street. With time I began taking care of the entire street, mowing the east side grass, trimming branches, picking up trash and road kill. People frequently stopping to thank me for doing so. The street and I had adopted each other and I have loved it.

Now Wildt Street is the home to 9 residential properties and "1" M1 zoned parcel. And it is owned by Mr. Vessels, as previously mentioned. It has been a fine neighbor. Home to a dance studio when I first moved in. Beautiful music filled the air when doors were open to view the dancers. Regretfully it closed. Then shortly after a "web/bead company moved in. Excellent neighbors again. Quiet, open 8a-5p Monday through Friday, closed weekends and holidays. A nice fit for residential sharing. I had been thankful for their presence.

Things changed starting in November of 2014. The "web/bead" company had expanded needing more space than 815 Wildt Street had to offer. So they left subletting to Crossfit Treetown. Now Crossfit Treetown wasn't new to the area. They were located at one of Mr. Vessels rented spaces at 124 West Summit. Their impact wasn't overt to life on Wildt. There was a lot traffic in and out and the parking lot was frequently jammed. They also did some workouts, like running and dragging weights around the parking lot and occasional "rally cry" was heard but for the most part, quite harmless. Then things changed.

One weekend in November 2014 Crossfit Treetown began moving into 815 Wildt Street, no

one thought much about it until they opened. All of a sudden the street was narrowed to a one way, both ends having to wait for their turn to travel through the car lined passage. This started at 5:30 am thru 0900pm 7 days a week, even holidays. Our driveway became a public turn about, driveways were blocked and there was no parking on the street for residential parking. Lawns were run over and landscape rocks were run over and left in the street. Group runs were blocking the ability to back out of one's driveway and large weights were being drug up and down the street as a workout exercise. Very unsafe for the traffic coming around the corner from Sunrise. Things had changed.

Now, I know I live in the city, I know things change, but Wildt had become a mall. A fitness center like Crossfit works around peoples work times, early in the morning and late in the evening. Yes, they provide health fitness, they are very convenient to it's patrons and many letters of support for Crossfit's location can't believe we would have a "problem" with this business being right were it is. "What's wrong with us"? Well, we live here, we love here, we pay very large taxes here. We didn't sign up for the traffic, noise, disrespect of property, nor rude and inconsiderate comments coming from patrons. We love our street and take great pride in it.

Back to the "dream". Now you know I have been living it here on Wildt and loving it. Now, I know Mr. Finkbeiner also has a dream, along with multiple patrons. I can appreciate that. But what about our dream here on Wildt. No one asked us about our dream. We live here, we have lost our ease to live here. We are living this presently in the winter, no windows open, no decks, no gardens, no cleaning up the space we live in. They move in without notification, nor permits, and if we hadn't brought it to the city's attention, they would have just moved in.

Bob Kruse, my neighbor here on Wildt, has done a lot of work bringing this issue to the the review board. I support him strongly. I am strongly encouraging you to review our situation here. Mr. Finkbeiner's dream is admirable but it doesn't fit here. It belongs in a mall or in the country where hours of impact, parking and privacy don't matter on peoples day to day lives and safety. I want him to do well but I want to live well also.

Thank You



Bob Treat

857 Wildt Street
Ann Arbor, Mi. 48103
586 206 3239
blt8577@gmail.com