

Jon Lourigan
265 Lynne Trail
Oregon, WI 53575
608.835.2201

July 20, 2007

Re; City of Fitchburg Draft Master Plan of the North East Neighborhood

Hello,

I have been asked to look at the concept plan on the city of Fitchburg's website regarding the North East Neighborhood. For the start it looks to be all fine looking at the details closer I have several question about the planning of the neighborhood. I was unable to attend the open house that was for this plan earlier this month.

First off I would like to say I come with a Civil Engineering back ground, also I spent a lot of time as a child at 4811 East Clayton Road at my grandparents home so I am also knowledgeable of the forest are both playing and hunting in the forest that is under proposed development.

True I am a person who does not live in the city of Fitchburg, but a have to ask questions on how the city of Fitchburg plans there neighborhoods. It is great that the City of Fitchburg wants control on planning process of its neighborhoods but I would consider the city /consultant/developer relationship to be of great concern. This should be preformed by independent consultants planned and paid for solely by the developer, presented to the city for review and consideration for approval.

After looking at the corresponding document with the land use map for the neighborhood, is the planning process is done by the city of Fitchburg, this almost ensures the landowner an approval for development, I disagree with the level of work the City of Fitchburg consultant has done on behalf of the Developer, this type of business for government should not be allowed.

So see below a few of my questions and concerns, please note I have only looked over the plan and document for less than 4 hours, so note I would consider these comments a draft of what I have looked at so far. I feel there must me other documentation that can answer my questions.

The road realignment of East Clayton road looks great on paper but you are cutting into the E way for flooding, that is what the wetlands are there for, if you have ever been in the area during a wet year and after a heavy rains the nine springs creek becomes full and drains into the wetlands all the way up to the area where the new proposed road alignment is proposed. This is a concept but if this is in the concept planning stage the city should be prepared to for wetland replacement in this area.

Does the city of Fitchburg have a tree ordnance, if not than the city of Fitchburg should Develop and adopt tree ordnance. This will require the developer to map and identify all trees in the proposed development. The proposed road thru the forest warrants such a tree study.

The area in the forest area has a large amount of development in the forest area the city should require a tree for tree replacement policy. This would be something like a wetland replacement

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program, for every tree removed from the forest for development than 5 new trees of the same style will be replaced someplace else on the development other than residential lots.

The proposed north/south road in the Nine Springs forest shown on the concept map goes into the hill at areas where the hill slopes grades greater than 12% doesn't the city of Fitchburg have a road grade policy/design standard. The proposed road way should be relocated out of this area, perhaps not to use this road design in the Nine Springs forest.

Again the proposed road going east/west in the Nine Springs forest also travels in slopes greater than 12% these roads should be relocated out of the Nine Springs forest.

Please note there is a reason it's called nine springs hill, with that said in the intersection of the proposed road ways are a group of natural springs the proposed road would be an issue for the natural drainage for the springs that wildlife uses. The soils around the springs are very dangerous like quicksand but with mud, I recall as a youth loosing a boot while hunting near one of the springs.

The concept map for the North East Neighborhood shows a 300' wetland buffer area in the forest, I think the buffer area needs to be extended west 300'-600' west, I recall there are seasonal springs that open up in the spring time that are closer to the horse stables.

I looked at on the concept land used map created by Ruckert & Meilke shows a municipal well and or a water tower site to the south of the project, but the ideal location for the well and tower to be placed in at the top of the new road at East Clayton Road.

Why is the well tower not be sited at the highest point of the neighborhood, this does not make sense.

The major Collector Streets are shown with homes that have driveway access on it, for a new development of this type it would be better to no driveway access on none of the major Potential Collector Streets.

One of the issues at had is storm water this size of development looks to be under sized for ponds, one thing to consider is to require all homes to have a rain garden area in there yards to help contain rain water on there properties. After this all built out the covered surface area by my estimates will be about 35%, depending on pond depths the pond areas look to be undersized, more area should be planned for storm water control.

As for the rain garden concept to remove storm water systems and return to open ditch systems with a rain garden style plant life to contain roadway runoff near on all on the property.

I do raise a serous question about business growth, it looks as though there is a small business park in the North East Neighborhood plan development to be along highway 14, but again there should be more of a line defined for retail in the front of the business part hidden away for the major Potential Collector Streets.

Another comment I have to make is this style of development is at a grand scale, to have existing homes around the development created a more difficult time servicing and redevelopment those lots, the development should be required to collect all existing homes for redevelopment prior to moving forward with this development.. Please step back and think of approved and developed

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subdivisions that have small patches of older homes, the development should have a clean new flow around it.

One comment about the housing layout is there looks to be several locations for duplexes, instead change the planning to row houses, this is a much better use the land, then with the extra space land create additional green space for drainage.

From a rough estimate there looks to be about 7.5 miles of new streets for this development, if that is the case the storm ponds area look to be under sized and perhaps additional ponds should be required.

Along with the new streets the sidewalks driveways and roof tops should also be considered, by Ball Park estimate there is about 5 million square feet of developed surface area for the residential area alone, the total surface area is about 14 million square feet.

One thing I looked at is park space, true there is open space planned by the looks to be an ideal location for a regional park space, perhaps in the 60-80 acre park space, for baseball, soccer, tennis, and perhaps with the population that the city of Fitchburg is planning to perhaps have a swimming pool also.

My last comment is I have to ask why is the city of Fitchburg even planning such a development at this time when there are 2 other major neighborhoods that need to be built out first. The scope of this development requires a large roadway, and utilities upgrade and looks like the building would start no sooner than 2020 at the soonest perhaps delay until 2030. A simple master plan for the area would be fine, until the city is able to properly service the neighborhood.

I you would like to discuss my comments feel free to contact me.

Best regards,

Jon Lourigan

I left a comment at the July 12th open house about preserving the Northeast Neighborhood (NEN) for mixed ag uses that would be more along the line of CSA's and incubator businesses and community education with the purpose of securing safe local food for the community. I also commented that Fitchburg could be known for being in the forefront of this kind of development, similar to the Intervale at Burlington, VT. I didn't use all of these details in my hand-written note, but this is something many people in the area could be very committed to.

I also want to express a couple more concerns.

--Do we know enough about the effects on Lake Waubesa of building all those homes so close to the lake? effects on water quality...effects on the water level in the lake...effects on recreational use of the lake...

--Do we need to develop an area that requires extension of city services and all the expenses involved? (urban sprawl!)

--Did you really think it was a good idea, by the way, to increase the number of homes in the area, compared to the previous plan?

--Is there a shortage or surplus of homes for sale in Fitchburg? It seems to me that the market is moving very slowly on existing property. When I want to sell my 40-year-old house, will I have to drop the price because I can't compete with all the new building that's being highly promoted?

--And, by the way, who benefits and who pays for that new interchange on Hwy 14? It's so close to the existing interchange. We could surely save a lot of taxpayer money by using the one we have.

Well, thank you for considering my concerns.

Jane Sheffy
4880 Irish Lane

From: Joe Mathers
Sent: Fri 7/20/2007 1:25 PM
To:
Subject: Northeast Neighborhood Plan comments

Dear Ruelert-Mielke staffer:

Here are my comments in partial response to your Plan proposals for the Northeast Neighborhood of Fitchburg. Please include them in your report to Fitchburg.

Thank you.

Those comments that are in direct response to portions of your report text are below:

Summary

*In conclusion, the initial review of opportunities and issues in the Northeast Neighborhood illuminates the fact that this plan is being undertaken in a timely fashion for an area that has a high degree of potential from **nearly every angle, and few restrictive limitations.***

In actuality there are a number of significant limitations that are not addressed in your review such as:

I am confining the bulk of my remarks to the Northern edge of the proposed Plan with which I am most familiar as a nearby resident/landowner/user:

1) The **impact on Nine Springs E-Way/ Capital Springs Parkway fauna.** Wildlife (cranes/deer/turkey/coyote/fox/raccoon/possum) presently regularly use the NEN uplands and extensive woodlands as an essential part of the ecosystem sustaining their populations both as food, shelter and nesting/denning areas. The proposed road traffic increases and changes along the northernmost portion will have a decidedly negative impact in this regard and diminish the areas' quality as a recreation and wildlife reservoir. This will further choke the E-Way (which is already largely bifurcated by the dual Hwy 14 & Hwy MM roadway designs – at grade, etc.). Add in the McCoy Rd. interchange's through traffic that is proposed which will further increase this impact.

2) Several **spring and wetland pond complexes just to the north of this area** (within ¼ mile of Hwy MM) will be negatively impacted by the increased road chemical runoff and stormwater surges. Carefully designed and placed infiltration ponds will be needed to protect these resources and present proposed retention areas will not address this.

3) The **Capital Springs Bike Trail experience** will be downgraded if the proposed commercial development on the steeper north facing slopes and across to the north of Clayton road as well as the impact of the proposed McCoy Road interchange is allowed. This is placing heavier traffic adjacent to the Bike Trail and creating an intersection that will need to be traffic light controlled for safety. Presently it conflicts with Dane County Parks plans to purchase this area for Trail and E-Way uses and reduces a community wide benefit that is ever growing in use.

4) **Traffic increases to rural road system** to the east (Larsen and Meadowview, etc.) will incur increased maintenance and safety costs.

Due to the fact that intensive residential as well as non-residential development is planned for the west side of USH 14, and the Northeast Neighborhood is immediately adjacent to the Nine Springs E-Way on the north and rural density lands to the east and

south, it seems most likely that residential uses are in store for those areas of the Northeast Neighborhood which may eventually be brought into the Urban Service Area, with the exception of land in immediate proximity to the proposed interchange, where commercial development may be the most appropriate. At this time, identification of future street patterns and lands that should be considered for future public acquisition is essential. The Northeast Neighborhood has a bounty of opportunity in its future and has few major issues to constrain its success.

While I agree that residential use is definitely a part of the mix and would be among the lighter uses proposed, I am not all clear that as presently designed it would be the best use given the sensitivity of the area and its potential negative impact upon Lake Waubesa, Springs E-Way and the many nearby wetlands complexes. Perhaps a **more nuanced and integrated “eco-village” approach** that more strongly favors clustered housing with a well integrated set of active open space uses would be a better option than blanket or broadcast development (essentially turning a rural landscape into a suburban one) when there are likely better options that reverse the ratio of developed to underdeveloped lands and recognize the unique constraints this area presents.

“These goals and policies will ensure that all future development reflects the collective interests of City of Fitchburg residents as well as concerned residents of neighboring communities. Goals and policies have been thoroughly discussed and evaluated for the entire City by Fitchburg residents and concerned neighbors prior to this neighborhood plan.”

This to me most relates to the scope and timing of the present planning process. Fitchburg residents and neighborhoods by and large are not seeing this area’s development as a crucial or essential part of the City’s overall growth and as a logical next step in its self-definition and determination. I think instead there has been a large upswell of concern and citizen input that has not been sufficiently incorporated into this plan (with some exception in the recognition of sufficient wetland buffer and provision of water to adjacent restored wetland) and that this is not yet an adequate response but more like a nod in that direction without a real effort to reach a more workable plan that addresses those concerns.

“To develop a compact urban community that is both visually and functionally distinct from its agricultural community...”

This provision may not be fully appropriate for this area and may require Fitchburg to explore adopting an approach to **near-urban agriculture** that is more integrated such as is found in other communities. The old exclusive zoning should necessarily apply to commodity and larger scale industrial farming practices but does not reflect the **“community supported agriculture”** approaches which are now on the rise (and which Wisconsin is a national leader).

“· Encourage development that is compatible with adjacent land uses.”

The impacts on other nearby open space lands and rural landscapes is not very well addressed. The overall approach at present to posit an essentially suburban area that abruptly ends at the rural edge (for example adding 6 interchanges to the rural edges). Also please review above listings for more detailed partial reply.

- *Ensure that when the Northeast Neighborhood is completely built-out it is an interconnected neighborhood, mandate that future development proposals also include neighboring properties.*

This should also include adjacent **open space and agricultural property initiatives** by various neighboring entities.

- *Ensure that future development uses appropriate measures to prohibit stormwater runoff considering site or regional detention / infiltration areas while incorporating an emphasis on stormwater quantity and quality.”*

Agree with the caveat that there seems to be much about this area that is of more fragile nature with a higher potential for a damaging impact and that to do this well will require a **greater level of expertise and expense** than would otherwise be normal.

To preserve historic, cultural, aesthetic, geological and natural resources that strengthen Fitchburg’s community identity and to prevent development that would destroy such resources or values.

- *Protect all historic features within the Northeast Neighborhood.*
- *Encourage development that incorporates existing natural features in the Northeast Neighborhood.*

On this last “...incorporates existing natural features..” , the present Plan seems to not adequately recognize the extensive natural features (many acres of woodlands in addition to the other features, groundwater recharge, open marshes, springs, wetlands, wildlife, views. etc. mentioned earlier) to be preserved, enhanced and treasured.

“To recognize that the natural environment is an integrated unit composed of interacting land, water, and air resources, and living organisms, and to ensure that the health and stability of the ecosystem are maintained.

To focus on the preservation of forested areas to maintain canopy, which helps reduce stormwater runoff, mitigate heat island affects, aids water infiltration, and reduces the level of air pollution.

To regard all land as an irreplaceable resource, and to ensure that its use does not impair its value for future generations.”

“Protect wetlands, steep slopes, forested areas, and other environmentally and culturally sensitive areas from degradation due to stormwater runoff, erosion, or other adverse affects from development.”

When I read the above sentences, I feel that many of my comments are in direct response to these lines and that much of what is being proposed is not in this spirit. If these principles were to be used as the one of the main pillars of your plan, I am sure you would have come up with a plan that did not fragment and reduce the integrity of the ecosystem unit, nor open up the forest canopy, nor reduce infiltration rates, degrade steep slopes, impact wetlands and adjacent environmental lands, all of which are very like to result from the present Plan.

Transportation

To provide a safe, convenient and efficient transportation system compatible with desired patterns of area-wide development.

I do have some concerns about the much potential for traffic accidents at the new proposed McCoy connection to Clayton Rd. This will place greater volumes of cross traffic at the base of the long steep north-facing hill and will in all likelihood increase the danger there. (Admittedly the present design is flawed but the accident rate somehow does not reflect this in my experience, perhaps due to the limited exposure times and lower traffic rates.)

· Limit access from new development to Larsen Road to ensure neighboring properties are not adversely affected with an increase in traffic.

Adding 3 outlets does not seem to reflect this goal (except that there is no highway commercial there).

· Promote a multi-modal transportation network, including the Capital City Bike Trail, a potential park-and-ride, the potential expansion of the Madison Metro Transit System, the potential creation of a light rail immediately west of the Northeast Neighborhood, and multi-use trails throughout for non-vehicular traffic.

Laudable goals yet somehow at conflict with the Plan as regards the Capital City Trail.

The Plan does seem to try to have it both ways as a combination semi-suburban and multi-modal transportation area and I applaud those efforts but feel that more clustering would increase the effectiveness of those efforts.

· Promote a user-friendly road network throughout the Northeast Neighborhood stemming from the planned E. Cheryl / Lacy Road / USH 14 interchange that will ease future traffic congestion on CTH MM.

I think that the completion proposed E. Cheryl / Lacy Road / USH 14 interchange should be a precondition for development of this area as without it there will be much increased congestion on Hwy MM which already presents problems.

· Promote development of sufficient density to sustain the need for public transportation and / or a park-and-ride.

This will of course be predicated on the simultaneous (if not partially prior development of the adjacent Green Tech Village area which has not even remotely begun to take shape. Having good jobs located nearby will greatly enhance this prospect.

General Comments:

Finally, I am somewhat perplexed at the level of planning being given to this area in light of the remaining work to be done before this can be considered.

Green Tech Village has not yet begun and the Swan Creek area is still underway. Isn't it premature to approve a Plan when the adjoining Green Tech Village hasn't really begun to show any signs of life, the new Hwy 14 interchange is not even approved (yet alone funded), the area's housing market has slowed down. Doing leapfrog development to this area without the intervening commercial and other elements could likely result in expensive service extensions which would stretch present Fitchburg services capacities without the necessary offsetting revenues and result in potential higher taxes and lower services to present residents. How can we be asked to rationally approve a Plan that has so many key elements that are not decided and that could have so great a potential for harm to what are precious local natural resources. Housing (without jobs and community institutions and amenities nearby) will lead only to a bedroom community that will not serve the area's future residents and only contribute to increasing Dane County's traffic and energy problems.

Clearly approval of a Plan such as this will only invite further speculation and create an impetus for development that will be at best premature and at worst deleterious to other areas of Fitchburg as well as nearby communities (human and natural). In this regard my objections go beyond the specifics of this Plan and to the underlying assumptions upon which the process itself is predicated.

Why is it needed?

We live in the Town of Dunn....in the country, where we want to be, now Fitchburg wants to turn our country setting into city.....Why? Are they so desperate for more people, more tax revenue, what? Are they afraid that there may be green space left in the community? They need to get their priorities in perspective!

Sincerely,
The Root Family.

I am commenting on the Fitchburg Northeast neighborhood. I think this is a waste of good land and is far too many homes to be built. The development does not show a sustainable use of the land and will only serve to destroy water quality, marshland, wooded areas and countless other natural resources. These are things that we will never get back. All for the benefit of the developer. Why does one person or company get to dictate what happens to such a large area that affects so many people? Why is this being proposed in an area that is not even connected with the rest of Fitchburg's urban service areas?

Why is the impact on roads, schools, adjacent areas and the environment being so minimized? There seems to be a push to move this through without seriously taking into account the concerns of local residents. We do not want this! Your public input sessions have been a joke. None of the comments raised by concerned residents have been incorporated into subsequent plans. Why is this?

I understand comments are due today. My comment is: Please do not build the Northeast Neighborhood.

Sincerely,
Tracey Nelson

Hello,

Please file this in the public comments on the Fitchburg Northeast Neighborhood development.

I live just east of the proposed development and have attended two of the public information sessions. I can't say that I am encouraged by what I have seen. From a very basic standpoint, why in the world would anybody propose to build over 1,400 new homes in a housing market that is in serious decline and by all reasonable accounts, is likely to stay in decline for a long time, if not permanently? The housing market in Dane County is very much overbuilt right now and flooding the market with this many new homes is not a responsible action for the city to take. It is also not a reasonable action for any developer to take. Nobody will gain from such an action, except the developer, and any area residents trying to sell a home will be negatively affected for a long time.

Regarding roads and traffic, I spoke at length with a member of the city council and one of the Ruckert-Mielke associates at the last session. I was amazed at how little understanding they had of basic traffic engineering and how this development would impact existing residents. That, or they simply didn't care. Several very basic questions I asked (pedestrian/bike traffic, rush hour flow/through traffic from Town of Dunn) were met with a shrug of the shoulders or something like, "Well, we'll have to address that in the future." No, traffic and roads need to be addressed before one more dollar is spent in planning. This time, by competent and knowledgeable people and presented by the same.

Another thing that struck me was how, in this age of supposed awareness of sustainability and lessened environmental impact, how the Northeast Neighborhood is just another gigantic, suburban development, with no regard whatsoever for the land or surrounding area. Stormwater runoff into the wetlands, obscene amounts of fresh water being taken from an aquifer in decline, a stated danger to polluting the Nevin Fish Hatchery and most of all, an automobile based lifestyle that depends on fossil fuel and asphalt.

Finally, I can't understand why there is such a push to destroy what little farmland and true greenspace Fitchburg has left. I lived in Fitchburg for nearly 12 years, but moved a few miles east five years ago to Dunn simply because I couldn't believe how little regard the city had for farmland and open space. Now, this monster is being proposed right up on the Dunn line, literally across the road from several nationally recognized prairie and wetland restorations and a world class lake. A true wildlife refuge for sandhill cranes would be paved over. One of your session displays had the audacity to say something like, "We will preserve the rural character of Larsen Road." If rural character includes 1,400+ homes within sight of what is left of the greenspace, somebody needs to check the definition of rural character.

Again, all I am able to gather from what I have seen, is a complete lack of understanding of how this development will affect anything other than Fitchburg's immediate tax base. And how it will make one developer very rich.

Its time to put a stop to the Northeast Neighborhood. Please, give yourself a reality check before this goes any further.

Patrick Weeden
Oregon, Wis.

There is an article in this week's Isthmus describing the importance of "the lakes" to Madison and the surrounding area. The lakes profoundly influenced the decision for many to locate here and the health of the lakes effect the health and vitality of this region. Madison and the surrounding communities have a huge financial investment in the health of the lakes. That's why it disturbs me greatly to see such major development being planned so close to Lake Waubesa. Wetland experts have been telling us that if this development goes through it will severly damage the lake. If this happens what legal battles will the city and the developer have to fight? They can't claim they didn't know that the development is likely to damage the lake.

In addition, Terry Tavaris of Ruekert-Mielke admitted that the lakes are now giving their water to the aquifer, instead of visa versa, and we are taking more water out of the ground than we are putting back in. How can you justify more homes, when it will threaten our very lifeblood... water. Of course people will say it won't impact the acquifer but I believe there is much evidence to the contrary. Just look at Waukesha as an example of what can happen without considering how development will impact the acquifer.

Given these unanswered questions and the negative impact this could have on Fitchburg residents and the surrounding area I believe it is a huge mistake to go forward with development in the Northeast Neighborhood of Fitchburg. Let's move that development to another area where it won't have such a negative impact. That would be the prudent thing to do and in the best interests of Fitchburg.

Richard Bucheger
2341 Gold Drive
Fitchburg

I am a long time Fitchburg resident and attended the informational meeting on July 12th at the community center. I was confused by the sudden push to develop the NE neighborhood when that wasn't a part of the initial development plan. The housing market has slowed down in the Madison area, many homeowners are having difficulty selling their homes, Swan Creek isn't even finished, and Green Tech Village isn't begun. There's 1000 acres of developable lands in the current Urban Services Area slow down and fill that in first! So why the rush to approve this leapfrog development?

I understand that it had been purchased by the Sveum realtor group and that is where the pressure is coming from to get this approved. It seems very shortsighted and self-serving of the Fitchburg planning commission to abandon the current organized plan and begin a practice of piece meal development depending upon which developer buys what property.

This Northeast Neighborhood Plan also depends on the interchange being built. We the Fitchburg taxpayers will pay \$8 million so that some developers can get rich? Not to mention the enormous impact it will have on the Lake Waubesa water system.

We don't need an interchange. Spend the money on getting the rail line going or getting municipal services to all areas of Fitchburg.

Sincerely David Welo
2304 S Syene Rd.

Dear Plan Commission and Common Council of the City of Fitchburg:

As a participant of the Public Hearing regarding the Northeast Development I would like to reaffirm that unchecked development in a sensitive wetland area is of high concern. With other current available land available for development that does not have as much environmental issue impact that affect the Lake Waubesa watershed, plans for continued development of Fitchburg should be elsewhere.

All aspects of development need to be planned. Environmental aspects are important in that the issues of concern like water quality, air quality, and every human health issue imaginable do not take a back seat in the planning. The concern is county and statewide.

Sincerely,

Steve Books
211 S. 2nd St.
Mount Horeb, WI
(608)437-5478

Bruce,

Attached and also embedded below are my comments to the Final Draft of the Fitchburg Northeast Neighborhood Plan. Please include them in the public record associated with this plan.

Thanks, Mel "Butch" Powell

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Comments to the Final Draft of the Ruekert-Mielke Northeast Neighborhood Plan

Submitted by Mel "Butch" Powell

Please consider the following points of concern relating to the Final Draft of the Ruekert-Mielke Northeast Neighborhood Plan.

Introduction

The Swan Creek Resource Area, designated by the City of Fitchburg as the Northeast Neighborhood, is a system of distinctive natural, social, and cultural features. Likewise, the proposed Neighborhood Plan is a system of components that involve "natural" (storm water management and residential water delivery), social, and cultural features.

In considering the RM plan, one must keep in mind that the proposed system is radically different from the current system and the RM plan would be imposed on the area in a relatively short period of time. Hence, the current functional balance between human and ecological components would be severely impacted and replaced by a new and unpredictable relationship of human-to-earth.

Thus, any new plan for land use in the Swan Creek Resource Areas should include as a primary consideration, the impact on the plan to the functional aspects of the current land use of the Area.

It is imperative to recognize that the functional aspects of the Swan Creek Resource Area extend beyond the City of Fitchburg's political boundaries and potentially adversely effect nearby State and County parks, sensitive wetlands which are already impacted by municipal well pumping (Nine-Springs E-Way), property along the shores of Lake Waubesa, and the extensive preserved lands in the Town of Dunn.

1. Environmental Impact

The plan makes little mention of the importance of Swan Creek to the Waubesa Wetlands and the Lake, although it does recognize it as a significant natural feature.

The plan emphasizes the E-Way and Nine Springs Creek is in need of protection, however it does not recognize that Nine Springs Creek is classified as impacted while Swan Creek is classed as less effect by development, at this point in time. **Hence, more attention should be given to the sensitive nature and significance of Swan Creek.**

The RM plan indicates that development in the plan's region of analysis would most likely need additional municipal well (s) to service the area. An additional well is indicated as likely to be placed on West Clayton Road, on the edge of the Nine-Spring E-Way and just outside of the "Northeast Neighborhood" area. No mention is made of the previous degradation of the springs in this area due to municipal pumping. This omission does not sufficiently indicate the impact that development of the scale indicated in the plan will have on the wetlands associated with the E-Way.

There is a significant area of Cluster Residential Housing **south of Goodland Park Road** and on the rim of the steep banks of Swan Creek. This is, at the very least, reckless. Not only would the construction of cluster homes impact the Creek, but permanent human settlement and its associated activity would severely impact the Creek.

Land is recognized as a **resource** and not a **commodity** by the plan (see p 19). This is a positive aspect of the plan because it recognizes the obligation to account for and recognize the environmental service and functionality to the surrounding region entailed in the current land use pattern. The plan does not sufficiently address the consequence to the region of losing this resource if the plan is implemented.

2. Planning Principles underlying the Plan and Map

This plan places the existing land use plan (1995) and the FUDA study of 2003 (Appendix H of the 1995 plan) as the basic conceptual justification for developing the area. See page 4: it portrays this plan as being a contiguous extension of an existing development plan—Green Tech, which is not actually existent.

Note that two other FUDA's were also identified in the FUDA study. The implementation of the plan should recognize the relative merits of implementing this plan, in this FUDA as compared to the other designated FUDA areas.

This plan under-represents the planning principles that the Committee of the Whole set out during their Nov. 15, 2006 meeting which were designed to give guidance to the Plan Commission in their consideration of future land use in the Swan Creek Resource Area.

The RM plan under-represents the extensive revision of the 1995 Plan as the mandated Comprehensive Plan is created. It appears to justify intensive urbanization of a sensitive area by reference to an out-dated plan that is under revision. These mandated revisions, to be done encompassing Smart Growth principles, testify to the recognition that current and projected economic conditions, resource scarcity, and the need to promote sustainable community development, all make land use policy based on the old 1995 Plan highly likely not to be in the community's best interests.

High density and medium density housing are positioned so as to minimize the impact on Larsen Road, but the Nora Lane extension (to give the citizens of the Town of Dunn access to the "exciting places" to be created in the Mixed Use area) and the Meadowview Road extension contradict the efforts to buffer the border with the Town of Dunn.

3. Socio-cultural and Economic impact

The plan seems to over-estimate the market demand created by the non-existent Green Tech Village. It fails to specify what type of economic activities would support the residential areas. The term "Employment Hub" is too vague to be helpful in assessing the viability of the plan as a blueprint for a functional neighborhood.

The plan makes little mention of affordable housing accommodation except what is implied in the high-density area.

The study recognizes that there will be significant impact on the Oregon School district, yet does not indicate how this impact will be addressed by the Oregon School district. Hence, a major stakeholder in the plan is left unrepresented.

The plan seems to eradicate agriculture from the entire area and replace the economic activities with something like Hatchery Hill and a vague "employment hub." No discussion in the plan is given to the relative merits/demerits of not retaining more of the working farmland or the possible advantage to Fitchburg's economy to supporting small scale, sustainable agricultural production of fresh produce for local markets.

Over-all pattern does put new residents in close proximity to parks/possible garden areas and seems to create the potential for walkable neighborhood, **however**, the area is not really tied to any realistic economic development other than its proximity to Green Tech. There are significant barriers to pedestrian and bicycles transportation between the Green Tech area and the Northeast Area. An opportunity to truly erode the dependency on individual automobile travel is lost by not mitigating this barrier to non-auto travel.

4. Transportation

The plan is contingent on the new interchange, a significant impediment

The plan mentions the possibility of integrating the area with extended bus service, bicycle paths, and regional rail as an option for decreasing auto travel, yet seems to be based on the assumption that auto commuting will continue to be the norm. Bus stops and passage through the US HWY 14 barrier to east/west travel are missing from this plan.

5. Sewers

The plan admits the need for approval with Madison Metropolitan Sewer District to see if they can/are willing to accommodate the new flowage. It seems that little or no consultation has been done on this. This, like the lack of information on impact to the Oregon School District, leaves input from a major stakeholder out of the plan.

The option to integrate the two plans (on the rail corridor) of Kelly and Wall appears to be taking shape. Truly high-density economically viable development at this location that is must be defined. A design providing opportunities for such high-density development starting with a foundation framework than over time can be added to as demand for more facilities increases is required. Such a design could also assure that future development would occur over first-phase surface parking lots. Ideally, such a design would look to underground parking now and in the future. Based on information presently available to me, development of the Sveum property should be postponed until the necessary transit-oriented density on the rail corridor is achieved. This requires a major effort by all to improve and utilize the rail corridor for transit. Consideration should be given to moderate density adjacent to high density development, organic food production, and E-Way expansion at this time, I have presented such ideas publicly on a number of occasions. I have also noted that a large percentage of the people of Dane County live within one mile of a rail corridor and Fitchburg has a grand opportunity to put into practice the kind of development that supports mass transit and higher liveable densities that provide greater amenities for daily living, local food production, preservation of natural and cultural resources, and avoids mindless sprawl. Philip H. Lewis Jr.

We need to protect our water supply and Lake Waubesa. We don't want to become another Waukesha due to overdevelopment. There are many other unfinished subdivisions in Fitchburg. Why do we need to destroy another piece of open land?

Arlene Jaster
5118 Lacy Road
Fitchburg

Ruekert-Mielke,

Thank you for making yourself available after your presentation for questions and discussion. I learned quite a bit about planning and development. I wanted to make some comments about the plan you have come up with:

Naturally I have ideals for the plot of land. The West Waubesa Preservation Coalition (WWPC) sees an alternative plan for constructing an organic farm school, something that will last for generations while being sustainable and healthy.

To be honest, although the plan seems to incorporate some of the needs of the community, to me it looks like yet another subdivision not in the best interest of Fitchburg, Madison, and Dane County. Dane County has some of the richest soil in the Midwest and the country and it seems, with this development, much of it will be paved over.

The NE neighborhood of Fitchburg is not connected with the rest of the urban development in the city and extending urban services this far doesn't seem to make sense.

Although you have created buffers between houses and wetlands, this doesn't mean there will be no impact upon them. People fertilize their lawns extensively and this water will drain into the small, protected wetlands and eventually into streams and Lake Waubesa. My ideals shine through here. Ideally I wouldn't develop at all, however WWPC's plan for an organic farm school sounds like the best plan I've heard. In these times when we're really seeing the effects of human activity on the earth, someone needs to stop our current trends of heavy fertilization, heavy consumption of water from deep aquifers. I don't see this neighborhood plan as a step in the right direction with respect to the health of the Earth.

Where do low income families fit in? Modern subdivisions most often squeeze them farther and farther away, eventually out of the picture of middle-upper class America. Your neighborhood plan needs to accommodate all class levels.

Ask yourself philosophically: what is 'progress'? What are people's needs long term, not short term? What is the healthiest choice for our planet? Where do low income families fit in? Where does your plan fit in? Do the moods in the room during open houses seem content? Not until that point should the plan move forward.

I do not approve this plan. Please continue to work with the people of Fitchburg and other concerned citizens to further revise before any construction begins.

Thank you.

Peter Fiala,
Madison, WI

post script:

for resources on government corruption, social injustice, poor environmental planning, the crumbling of capitalism, etc. visit toofarunderwater.com. Its important to be informed!

to see my photographic perspective, visit under-current.org

thanks

To whom it may concern,

More development in the NE neighborhood would be detrimental. I ask that you think green and long term. I resided in Fitchburg for a few years and now live in nearby Verona. I still bicycle and recreate in Fitchburg and have friends who live there.

Lake Waubesa is an important regional asset. More development would have too many negative risk factors. Prudent avoidance should be used until impacts can be thoroughly studied and assessed.

The buffer for wetlands in this plan is far too narrow. These wetlands are a vital part of this community and need protecting. Reckless development will only continue the rapid rush of global warming and our own demise. It's time to limit developers insatiable appetite for profit and think of the future.

Fitchburg is already experiencing a difficult market with houses not selling. Why add to this problem? Plus other developments are not yet complete. Once things are over-developed the damage is done. We can avoid that by not hastily approving more.

Please join with those who are calling for sustainability and a brighter tomorrow for future generations. They already have enough debt and clean-up ahead of them.

Thank you.

Sincerely, Kel Mattice

Although we don't live directly in the affected area, we are close enough to worry about the congestion and pollution and changes in the watershed which will be generated by such a plan. Driving by the wonderfully productive gardens and farmland today, I couldn't help but be reminded that the **changes are irreversible!**

Just one building (not to mention the hundreds planned) will forever blight the fecund area so full of foodstuffs and animal life. The general populace is becoming more and more aware of how important it is to be able to **trace the sources of our food** and to **limit the fuel expended** to get it to market. We can be so influential in helping the city of Madison visualize this possibility and helping **provide for future nutritional needs**. One shovelfull of soil removed, one asphalted acre interrupting the cycle of productivity will be forever a burden on our shoulders as a community.

a very worried neighbor, Barbara Mardones

Attached are my comments regarding the Northeast Neighborhood.

Jay Allen

Comments Regarding Northeast Neighborhood Plan and Stormwater Management Plan

By Jay Allen
Fitchburg Common Council/Fitchburg Plan Commission

July 19, 2007

I have thoroughly reviewed the plans, and have a number of observations.

Stormwater Management Plan

The stormwater management plan is inadequate, as it does not include certain of crucial pieces of data. For one, there is very little mention in the plan about the impact of this development specifically to Lake Waubesa. That is likely because two necessary pieces of information. The first is the amount of phosphorous necessary to eutrify Lake Waubesa. This could be calculated using the Vollenweider equation, among other models, however, this information is absolutely crucial to having a complete stormwater analysis.

In addition, the current plan lacks any detailed analysis of current conditions. While it does make a comparison between post-development conditions with and without controls, that is essentially meaningless, as everyone knows that there will be no development without controls. However, what we need to know is what, exactly, is coming off this property in its current pre-development state.

Once those pieces of information are known, then the plan should compare current pre-development conditions to the conditions of the development with appropriate controls in place. My expectation is that the goal should be a reduction of phosphorous runoff by a minimum of 25% when compared to current pre-development conditions. Without that being demonstrated, the plan is incomplete.

There should also be a discussion of the current streambank condition of Swan Creek from the proposed site downstream which identifies degraded areas and what practices will be put in place to prevent further degradation.

Land Use Plan

While I think the land use plan is generally adequate, there are a few issues which need to be addressed. While I understand some of the planning aspects involved, one of the goals that Fitchburg has is to activate the rail line for passenger rail. This will only come about if we are able to provide adequate density in the area of the rail line. In general, the rule of thumb developed by Phil Lewis is that those who will most readily use a rail line are those located within a mile of the transit stop. In the case of this neighborhood plan, the vast majority of the residential component is located outside that one mile area. This should be re-evaluated.

The development will be connected to the interchange by a road which crosses Highway MM. The intersection of this road and Highway MM will be a very high traffic volume intersection. Given all the residential development proposed for this area, it seems that it would be necessary to slow the traffic down considerably. This could be accomplished by installing a roundabout at this intersection, coupled with a lower speed limit. Before approving such a plan, I would need to have some assurance that the County would accept a solution such as that.

The open space buffer between the development and the Town of Dunn does not appear to be large enough.

There is a rather large area within this plan which is identified as "cluster residential". At the Open House of July 12, one of the presenters suggested that this may not even happen, as the area may not be developable because of steep topography and other impediments. If this is true, then the plan is inadequate. We do not contract with planners to speculate on what might happen if the land is of the right topography. We contract with them to actually study the area and develop specific recommendations which they know are workable, based on their study. In this case, either there was an inadequate study of the area done, or the planners simply do not know what type of development will work in different settings. This is a fundamental issue which will need clarification.

The connections to Larson Road should probably be done with roundabouts as well, and thus, some discussion with the Town of Dunn and the affected property owners will need to be completed.

Sincerely,

Jay Allen

Hi, Bruce! Can you tell me how many comments have come in so far on the NEN Neighborhood Plan? And would it be possible to get a list of who sent them, or even the comments themselves right now? What time tomorrow is the deadline to get them in?

Phyllis

Hi Bruce,

It was great to see you the other day at the NE Neighborhood meeting. I had a couple of questions for you and thought I would scan and email a couple of concerns that I talked with Tom Hovel about.

I have a question about Vanessa's comment during the meeting about not knowing if or how much development would occur in the wooded. From the plans it looks like the clustered areas will include 3-5 homes per acre however we will of course have to allocate more land to buffer/greenspace. However, the new map already has suggested buffers/greenspace included, so can I assume that most of the leftover cluster zoned acres on the Werth land could potentially be developed? I am trying to get a feeling for how many potential home lots could be on the Werth land so I can start determining the lands potential value. Assuming that more land will be saved for greenspace is 20-30 homes a realistic guess for the clustered zoning on the Werth Land?

Secondly, the attached map shows where the proposed rd off the SE corner of the Werth lays out. I wanted to make sure you were aware that it is cutting into a significant portion of 2 or 3 of the existing lots and that the current location is very steep. In talking to Tom Hovel he mentioned that this is something that could be adjusted later but I wanted to make sure you were also aware of it. I would think that the first two roads (along the SE corner) could be adjusted a little more north and south as it curves to the East the first 3 lots on the land. This way you could avoid the steepest area of the land and cutting into the lots while preserving the area for single family lots to the SE of Rd#1 and on both sides of Rd #2 on the land.

Sorry that this email got so long!

Feel free to call me if you want me to clarify anything.

I look forward to hearing from you.

Thank you,

Ryan

Ryan Werth
Broker Associate
Keller Williams Realty
Direct: 608.438.2976
ryanwerth@kw.com
ryanwerthrealestate.com

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STORM WATER MANAGEMENT PLAN

LAND USE PLAN

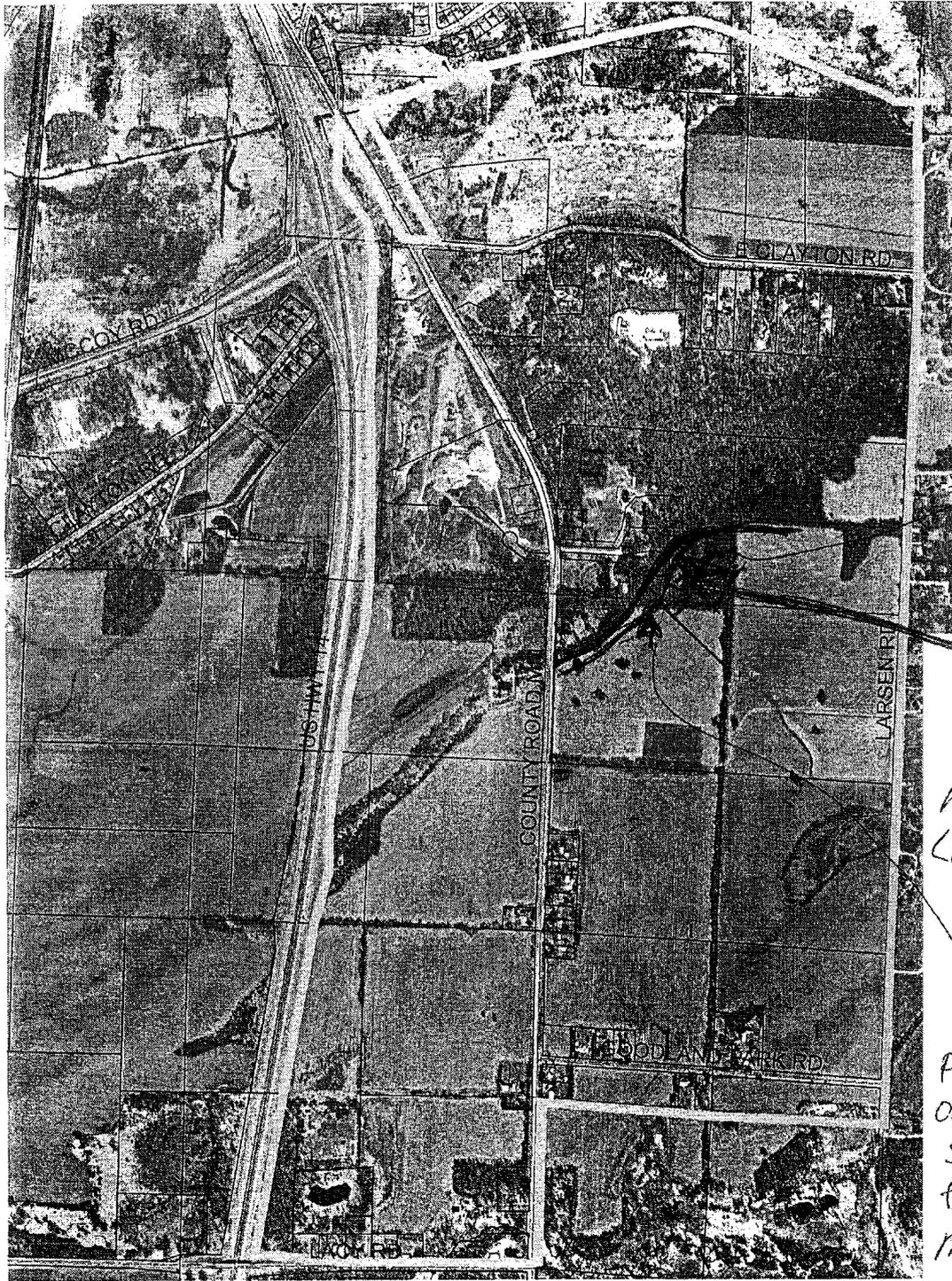
^{Location}
New change in Rd to East of Welch LAND is proposed on existing home lots and close to homes, LAND is VERY steep in proposed spot as well. ~~It is not a good location for a road.~~

ADDITIONAL COMMENTS

Name: Ryan Welch
Address: 2972 Hwy 100
Email: ryanwelch@kw.com

If you have any other questions or comments please contact Bruce Kaniewski at bkaniewski@ruekert-mielke.com

City of Fitchburg Northeast Neighborhood

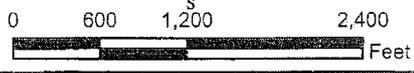
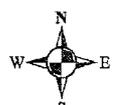


→ RD to SE

New Rd Location

Very steep and encroaching on houses and existing lots.

*RD should come in just to east of proposed spot to be on flatter land. Should still be enough room for single family lots. May have to also change shape of proposed rd to SE so lots can fit between.



Date: July 17, 2007

To: City of Fitchburg: Mayor Tom Clauder
Thomas D. Hovel – Fitchburg Zoning Administrator/City Planner
Ruekert-Mielke; Bruce & Vanessa

From: Dave & Julie Wood; 3200 Larsen Road, Madison, WI 53711

RE: Concerns after Attending July 12, Public Informational Meeting

Folks:

I would like to share with some concerns we have with the new Draft Land Use Map as it relates specifically to our property located at 4917 E. Clayton Rd/3080 Hwy MM. I would like to have the opportunity to formally meet to discuss how we can get our lands back to the status as conveyed by the September 2006 Land Use Proposal and look at other road site/location options. Seeing the new plan, we feel pretty betrayed and can only feel that the Town of Dunn must be behind much of this and frankly can't understand why they seem to wield so much power as a town, lording their wishes over others. Our concerns revolve around these points:

1. **New proposed southern relocation of E. Clayton Rd;**
2. **Loss of previous Regional Commercial Zoning Designation**

Communication History:

As you can see, we have been very active in our participation with the process as well as meeting with City Staff, and have attended a majority of the FUDA meeting series and even facilitating a breakout session.

1. October 17, 2005 response to Scott Norton questions
2. February 25, 2006 response to the February 23rd meeting
3. October 4, 2006 response to the September 27th meeting
4. Meeting with Mayor and Staff on October 31, 2006

Properties We Own:

As you can see by the communication history above, we have been very interested in how this process evolves as it affects the following properties we own:

1. 3222-24 Larsen Rd - 1995
2. 3200 Larsen Rd - 1999
3. 4917 E. Clayton/3080 Hwy MM - March 2002

Motel Site Background:

Having lived in the area since 1995, we purchased the former motel site March 2002 as a retirement investment opportunity. Although having no experience in land development, we felt because of the site attributes listed below that it would be a great location for commercial use. So even before purchasing, we met with City Staff to get a futuristic opinion of what the City's vision of use would be for the site. And shortly after purchase (May 26, 2004), we met again with staff (Tom Hovel & Paul Woodard) to review their vision. Then consistent with those two meetings and our desire for having the commercial opportunity, we were glad to see that the September 2006 maps had the land slated for "Regional Commercial". Additionally, when we met with the Mayor and staff on October 31, 2006, that land use was again discussed and still was in tact.

Then we come to the July 12th meeting to find that not only the commercial zoning designation not only gone, but now there was the proposed south re-route of E. Clayton Rd. through the center of our land! What has happened since...are our lands being served up to the Dunnites as a sacrificial lamb? I can't understand how the plan has migrated to this proposed one!

Below are some details to our concerns that I'd like to discuss when we meet:

A. What is now driving the changes in zoning and proposed road?

B. Site Attributes...Why Commercial Zoning Makes Sense for this Corner:

1. The E. Clayton/Hwy MM corner is the gateway to the area.
2. It is located on a highly visible location with dual frontage.
3. Excellent access, egress.
4. The site is 1.4 miles from Madison.
5. The corner site is the next contiguous growth area to Madison.
6. Ideal spot for commercial uses, close to Madison, located at the gateway of the neighborhood.
7. The site would serve very well the AM & PM travel patterns of going to home/work vs. creating an incremental traffic destination.
8. Area will need more retail locations than just Hwy 14.
9. Residential and office underutilizes the site from a tax base standpoint.

C. Re-Routing of E. Clayton Rd:

1. Is moving East Clayton really necessary?
 - Costs to tax base vs. benefits.
 - What are the motivations to move the road?
 - What is the safety history...I've never seen an accident at MM/E. Clayton?
 - Does closing the north exit ramps on Hwy 14 make this not as necessary to move?
 - What if you painted on the pavement a turn lane for MM to turning to Larsen?
 - What if you leave the road where it is and move the bike trail to run along the E-way?
2. If moving is necessary, the Northern route makes the most sense because of:
 - Allows alignment with McCoy Rd and provide an opportunity to site traffic lights if needed
 - The Schuepback lands have been for years a poor use. It has been an eyesore site with an abandoned Hill Electric trailer and basically for years treated like a garbage dump. Has anyone done an environmental study as to the condition of that land's soil?
 - I assume moving is motivated by a need for safety. If so, isn't safety a higher priority than the environment?
 - If environment is driving against this, certainly a road can be correctly engineered...look at the Beltline going right THROUGH the E-way as an example?
 - Can't the footprint of the northern route be tweaked to accommodate both safety and environmental issues?
3. Why we oppose the South-proposed road?
 - Cuts through the center of our land, leaving two smaller split parcels of much lesser value, apparently then, downgrades our zoning.
 - Doesn't really address/achieve better safety...just moves it up the hill more.
 - What is the distances from the current road location to McCoy vs. this south location?
 - The proposed road now adds a 90 degree turn on E. Clayton...from a safety standpoint, how does that make any sense?
 - New location results in ingress/egress higher up on the slope of a hill with lesser line of site visibility...and good luck dealing with winter conditions of starting from the intersection or stopping, coming down the hill.
 - Extreme costs to construct...through a hill, through private property.
 - Why do we always need to appease the Town of Dunn!...at everyone else's expense?
 - If this was our personal residence vs. and investment, would you still consider this?
 - What other properties are affected?
4. Eminent Domain...what is the process if a land owner does not want to sell a parcel needed for such things as roads?

In Summary:

We purchased the former motel site as a retirement investment and fully anticipated through a series of meetings with the City before the Northeast Neighborhood plan was engaged, that the site was ideal for commercial use. And now with the potential splitting in half of the lands, our vision of a worthy investment is greatly diminished. I look forward to talking with you with the goal of getting the stature of the land back to the pre-July 12th zoning and road siting.

Sincerely:

David & Julie Wood
3200 Larsen Road, Madison, WI 53511-5710
Eves: 608 224-1600 Days: 608 443-4902

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STORM WATER MANAGEMENT PLAN

I fear the plan understates the effect of run-off on the Lake Waubesa area. Experts have testified to you at several forums yet the plan still takes a "casual" assessment of impacts on the watershed.

LAND USE PLAN

I ~~think~~ think the land use plan does correctly look at future transportation needs. However, the level of development seems high. There is also insufficient attention to very desirable alternatives of community based agricultural and minimizing the impact of car use within the development.

ADDITIONAL COMMENTS

Overall, the plan seems overly sensitive to the short term economic interests of developers and lacks a real serious look at what our future needs are — sustainability will grow in importance & this plan should build in this feature (also includes alternate energy strategies)

Name: Paul Fieber
Address: 2815 Jacquelyn Dr.
Fitchburg 53711
Email: fiebers@sbcglobal.net

If you have any other questions or comments please contact Bruce Kaniewski at bkaniewski@ruekert-mielke.com

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STORM WATER MANAGEMENT PLAN

I appreciate your efforts to apply the strictest regulations, but I believe that any development in this area will harm the wetlands and lake. We need to consider water usage, not just storm water run-off, when approving future development

LAND USE PLAN

We are using more water than is being replenished. Our land use plans should reflect ways to lessen this reality, not make it worse. Extending utilities to the NE neighborhood is harmful environmentally and would not lessen water usage. Developing and redeveloping in the currently developed areas should be our plan

ADDITIONAL COMMENTS

Name: Mary Upshaw
Address: 2679 Richardson St
Fitchburg 53711
Email: m.upshaw@sbcglobal.net

If you have any other questions or comments please contact Bruce Kaniewski at bkaniewski@ruekert-mielke.com

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STORM WATER MANAGEMENT PLAN

Considering the importance of this area to Lake Waubesa, I applaud the City for setting ~~strict~~ standards on peak runoff rate, infiltration rate and protection of wetlands. But I wonder how well we know the average annual recharge rate. This concern dovetails with the recommendation (on p.57 of the Storm Water plan) for additional study of how development would affect the groundwater system. Strict standards mean nothing if not enforced. Witness Dennis Marsh. This Spring I saw blatant violations of Fitchburg's erosion control ordinance by builders in Renaissance by the Park, a new subdivision oversteering the marsh.

LAND USE PLAN

As much as any I can recall, this plan respects the land and the residents. I commend the planners for incorporating variety in housing (mode as well as density), for concentrating housing, for grading density (or intensity) downward toward the east, for preserving (or buffering) wetlands and for encouraging foot and bicycle traffic. Except for stormwater (see paragraph above), my main concern lies in the distance of the NE neighborhood from City Hall. A neighborhood developed along MM between E. Clayton and Grandland Park Roads may identify as much with Madison as Fitchburg.

ADDITIONAL COMMENTS

I think the Plan Commission should defer action on the Northeast Neighborhood Plan until the DNR has released its Total Maximum Daily ^{Load} Limit standard for the watershed and a refined and updated study can be made of the impact of the proposed development on the greater Waubesa groundwater system.

Name: David W Martin
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Email: dave.martin@ssec.wisc.edu

If you have any other questions or comments please contact Bruce Kaniewski at bkaniewski@ruekert-mielke.com