

From: "Kuehner, Vanessa" <VKuehner@ruekert-mielke.com>
To: "Kaniewski, Bruce" <BKaniewski@ruekert-mielke.com>, "Fahl, Aaron" <afahl...>
Date: 7/15/2007 12:41 PM
Subject: FW: Strategic Watershed Restoration and Protection Plan for the West Waubesa Wetlands
Attachments: WaubesaRevisedJZ.pdf

fyi

From: Terry Carpenter [mailto:terryc@qcmicro.com]
Sent: Fri 7/13/2007 3:21 PM
To: Kuehner, Vanessa
Subject: FW: Strategic Watershed Restoration and Protection Plan for the West Waubesa Wetlands

Hi Vanessa,

Here's the Wetland Restoration study that I mentioned last night. As you can see from the email below, I sent it to all of the planning commissioners, alders and city planning staff early last month before my testimony at the Public Hearing. I'm sorry that I didn't think to send it on to you and that the city didn't find it relevant enough to forward to you. A huge oversight on both counts!

Here's one of several points I made about the 50 Year Growth Boundary on June 5th at the Public Hearing. This one pertains to wetlands and much of it specifically about the NE Neighborhood. The information summarizes parts of the attached restoration study.

Thanks for your interest in this material.

Terry Carpenter

Fitchburg, WI

(#4) Although Commission members included "infiltration" and "soil types" in a worthy attempt to use some objective criteria, I don't think they understand the danger of paving over hydric soils in the Northeast Neighborhood by using a narrow definition for "good" infiltration that omits these soils. I am not a soils or hydrology expert but I'm aware of a project by students at the UW Madison to prioritize areas for wetland restoration in the West Waubesa Watershed to buffer the existing West Waubesa wetlands from the effects of development. I'm providing a copy of this project but here are some of the key points:

1. Wetlands serve ecosystem through flood abatement, water quality improvement and biodiversity support. They provide as much as 40% of the earth's ecosystem services while only covering 1.5% of its surface.

2. Development is the major cause of wetland loss.
3. Dane County lost 58,678 acres of wetlands between 1901 and 1961.
4. Urban and rural development accounted for 70% of wetland loss in the US from 1998 to 2004.
5. Hydric soils indicate the past existence of a wetland some of which are suitable for restoration.
6. Restoring former wetlands upstream of existing wetlands and downstream of developments can lessen the impact of development on the existing West Waubesa wetlands.
7. Based on prioritization criteria, they found 11 sites with high ratings for water quality improvement of potentially restorable wetlands of which 50% (based on size) are in the NE Neighborhood. There are several with high rating for improving biodiversity in other areas currently included in the Urban Growth Boundary.
8. With limited restoration opportunities in the landscape, it is absolutely essential to have a focused watershed-based restoration strategy that maximizes ecosystem services in locations where the most benefits will be realized.

As you can see, there are opportunities to protect the watershed here in Fitchburg and collaboration is needed to accomplish this. Fitchburg's rapid growth has increased urban runoff and affected the hydrology of the watershed. We here in Fitchburg are responsible for protecting the resources of the entire area and our land use plans need to take protection and restoration of the watershed including wetlands into consideration.

From: Terry Carpenter [mailto:terryc@qcmicro.com]
Sent: Tuesday, June 05, 2007 3:51 PM
To: 'Thomas.Hovel@city.fitchburg.wi.us'; 'Jason.Schmidt@city.fitchburg.wi.us'; 'jay@fitchburgjay.com'; 'ekinney@anchorbank.com'; 'Frei@Chorus.net'; 'Tom.Clauder@city.fitchburg.wi.us'; 'Steve.Arnold@city.fitchburg.wi.us'; 'Bill.Horns@city.fitchburg.wi.us'; 'Richard.Bloomquist@city.fitchburg.wi.us'; 'Darren.Stucker@city.fitchburg.wi.us'; 'Roger.Tesch@city.fitchburg.wi.us'; 'Andrew.Potts@city.fitchburg.wi.us'; 'Jason.Williams@city.fitchburg.wi.us'
Subject: Strategic Watershed Restoration and Protection Plan for the West Waubesa Wetlands

City Officials and Plan Commission Members,

Attached is a project that relates to land use planning in Fitchburg. The project was completed by a group of students at the UW Madison with the help of Dr. Joy Zedler Research Director, Aldo Leopold Professor of Restoration Ecology.

I know you don't have time to read it before tonight's Public Hearing but I do hope you will review it before any further decisions are made.

There is one mistake on the last page. The website should be WestWaubesa.org (not .com).

Tom Hovel: Please forward this to the other plan commission members.

Thank you,

Terry

Terry Carpenter

2341 Gold Drive

Fitchburg, WI

608.277.1963

From: Joy Zedler [mailto:jbzedler@wisc.edu]
Sent: Tuesday, June 05, 2007 3:32 PM
To: Terry Carpenter
Subject: Re: Can this PDF be given to others?

Hi,

How about this compromise: Please send the attached on my behalf to the following: Thanks! Joy

July 9, 2007

Dear Ruekert-Mielke,

I am writing to let you know that building more houses, buildings and roads is exactly the opposite of what we need here in Fitchburg.

What we need are more organic, small-scale, family-owned farms. Small scale organic agriculture has the double benefit of being both economically productive and environmentally beneficial (when compared to subdivisions). According to research by Ken Meter, small non-commercial farms benefit the local economy through the multiplier effect of recycling money within the community.

Local production and consumption strengthens community culture and values. I don't want to buy stuff that is shipped in on trucks burning fossil fuels. I want to eat locally grown produce with minimal or no fossil fuels use in its production and delivery.

We have to start thinking about future generations and the need for clean water & stable seasons. More cars, houses and buildings just continues the problem of global climate change and a culture alienated from nature.

Thank you for reading my comments,

Kristine Petterson
2849 Oregon Rd.
Fitchburg, WI 53703

7/9/07

To: Ruckert-Mielke Co.
From: Dave & Barb Ward
4816 Goodland Park Rd
Oregon, Wi. 53575

Dear Sirs,

We oppose development of the North East Neighborhood for the following reasons:

- ① Our cost to hook up to water & sewer lines.
- ② Higher taxes for all Fitchburg residents for fire & police protection, schools, etc.
- ③ The damage to Lake Waubesa, the draw down of aquifers.
- ④ We want open farm land left as is.
- ⑤ The traffic congestion from 1400 more residences

Respectfully Submitted

Dave Ward
Barb Ward

Comments Regarding the Final Draft of the Northeast Neighborhood Plan
7/12/2006

Caleb Pourchot
Madison, WI
calebpourchot@sbcglobal.net

While I commend the City of Fitchburg for utilizing a Neighborhood Planning Process to conceptualize and steer urban development in a manner that is in harmony with the goals and values of the city, I object to the fundamental premise of this particular plan; namely, that urban development should be steered into the Northeast Neighborhood at all. Its distance from the urban core of Fitchburg and its proximity to environmentally sensitive areas should automatically disqualify it as an area for potential urban expansion. Understanding, however, that Reukert-Mielke was not charged to determine whether or not the area should be developed at all, but what kind of development might be compatible with the area, I will devote the remainder of my comments to critiques of the plan itself.

The stormwater management portion of this plan is inadequate in a number of ways. First, while acknowledging that water infiltration is different than groundwater recharge and little is known about where recharge is happening in the area, the report goes on to suggest that future development should strive for at least 7.6 inches of recharge per year. How exactly would a system be designed to provide this amount of recharge if it isn't known where recharge happens in the area?

It is well known that we are depleting groundwater in this area faster than it is being recharged. Thus, if we are to develop areas that will increase the burden on the groundwater through increased well pumping, it is imperative that we design the stormwater management system to recharge as much water as the development itself is using. Anything less is an irresponsible debt that we are passing on to future generations.

The plan points out that since a large part of the area is either fallow land or row crops that accomplishing the goal of holding total suspended solids runoff from development to under that of the existing conditions will not be difficult. The premise is that the existing conditions are the right benchmark to use. If this area was completely untouched by human hands then you might use it as a benchmark, but row crop

agriculture that doesn't utilize winter ground cover to minimize erosion and runoff should not be the benchmark. Additionally, as the presence of hydric soils in the area suggest, the land probably had several other wetlands at one time that were either drained or otherwise lost through human-induced processes. If these wetlands were restored, the TSS runoff from the land would be reduced even more.

The plan states that the goal of the stormwater controls would be to remove 80% of the TSS that would otherwise be introduced in the runoff water if no controls were used. The implication is that allowing 20% of the TSS into the runoff is acceptable. Why should any amount be acceptable? The goal of our developments should be to create places to live that improve the health of our ecosystems. Anything less is simply death by a thousand cuts. Again, we are robbing the health of the natural systems that sustain us from the future.

As for the neighborhood plan itself, it is little more than business-as-usual sprawl design. Its justification is that the city needs to accommodate the inevitable growth that the city has experienced in the past. The myth is that had we not built houses to accommodate the growth of the past, there would have been a refugee camp built around City Hall filled with starving children in makeshift cardboard huts moaning about the lack of housing. No, people came because there was a ton of housing and jobs for them in Madison. There is so much housing available now that the market is beginning to sink and homes are getting harder to sell. Condo developments are only ½ full, or worse.

The fear (from a city's point of view) is that if there is little housing available, that people and their tax dollars will go elsewhere. That is absolutely true and it's not necessarily a bad thing. Residential development is a long-run loser. Check out the numerous Cost of Services Studies that have been done around the country. Residential developments (particularly lower-density developments at the outskirts of cities) don't pay for themselves even though they increase the property-tax base. The cost of providing city services and schools to these developments ends up being more than the new taxes bring in.

This argues for compact, infill development around the core of our cities. This is not a revolutionary idea, but it has clearly been dismissed in the planning of the Northeast

Neighborhood. Unfortunately, the consequences of this plan are potentially dire for the entire metropolitan area.

New research by Dr. Cal DeWitt of the University of Wisconsin is showing that the southern half of Lake Waubesa is a cul-de-sac; it isn't connected to the flow of water that comes down the Yahara River and thus isn't flushed out as quickly as the other Lakes. The southern half of Lake Waubesa is fed and kept relatively clear primarily with fresh water from numerous springs and Swan and Murphy Creeks. Runoff into these creeks or depletion of the groundwater that feeds the springs poses an enormous threat to the Lake. Dr. DeWitt has shown that a mere pickup load of phosphorus poured into the Lake would be enough to eutrophy it entirely – turning it into a stinking mass of toxic blue-green algae.

Any single housing development may not be enough of a threat on its own, but development in the Northeast Neighborhood would be an incremental threat on top of all the existing development in the watershed. It wouldn't be the first and it likely won't be the last. Planning it as if it stands on its own is irresponsible. The cumulative impacts that it would have on the creeks, wetlands and ultimately Lake Waubesa must be considered.

In the spirit of thinking of development impacts in the Northeast Neighborhood as cumulative effects in an interconnected system of environmental, social, and economic impacts, I suggest that before this plan is considered, a comprehensive analysis of these impacts be undertaken. Luckily there is a resource for the city to use as a guide to this process published by the University of Wisconsin's Program on Agricultural Technology Studies called "Community Guide to Development Impact Analysis." It is available at <http://www.pats.wisc.edu/abscomguide.htm>.

It is irresponsible to develop a Neighborhood Plan and not undertake this type of analysis for it. Stormwater and traffic are not the only issues a new development raises, but they are the only ones considered at any length in the current plan.

The taxpayers of Fitchburg have the right to have at least an idea of the full economic impact of this particular neighborhood. It is not sufficient to restate the mantra, "Growth is Good."

The citizens of the Town of Dunn and McFarland and users of Lake Waubesa have a right to know how this development might impact the lake. It is not sufficient to say, "We'll have stormwater controls."

Declining to perform this type of analysis is akin to saying, "Trust us. It will all be okay." The public deserves more information and accountability from its government than that. Expediency for the developers should NOT be the determining factor in the decision to fully evaluate impacts. The City works for all the people, not just the ones with money and land. Planning is not just a formal hurdle that developers must jump, it is the only protection that citizens of a region have against the selfish destruction of common resources.

Much of the debate over land use ends up centering on discussions of "fact" versus "ideology." As in, "facts" are that stormwater controls work and growth is good and "ideology" is where sentimental people argue from when they fret about the loss of Grandpa's farm. If "facts" are so important to this decision making process, I would hope that the City would take the time to undertake a comprehensive impact analysis to discover some.

Mr Mielke
Ruekert-Mielke
W233n2080 Ridgeview Pkwy
Waukesha, WI 53188-1020

July 11, 2007

Dear Mr Mielke,

I have lived in my house in Fitchburg for twenty eight years. My brother raised his family and has his home on Lake Waubesa. I have taken courses in landform morphology and had a tour of the sewage disposal plant in Dunn. Those are some of the reasons why I am interested in the NEN development in Fitchburg, and why I oppose it.

In the 2005 Survey, Fitchburg voters said they were opposed to development of this sort.

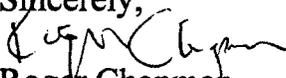
Artificial waste disposal ducts have already been installed to carry waste away from Fitchburg and the area. Though the cost is tremendous, and though we do without much because of that, these systems do an insufficient job of keeping the lower lakes area clean. I think NEN development would make it a lot worse.

The aquifers would suffer further depletion.

I think what gives Fitchburg value is its natural and water resources. I heard the first white homeowners on Lake Waubesa came here because of them. Let's not make NEN like what they came here to escape, a part of Chicago.

I think the proposed development would do that. Please recommend that it not proceed.

Thank you for considering this request.

Sincerely,

Roger Chapman
608/835-5849

July 10, 2007

Ruekert - Mielke
5510 Lacy Rd
Fitchburg, Wis. 53575
Bentlers

I feel I must write in regard to your proposed neighborhood plan. We live directly across from the area you plan on developing and it is hard to see it turned into a mass of buildings, black top/cement driveways, noise, extra traffic, run off, etc.

We came from a similar situation 50 some years ago when we lived on the East side in Madison. It was a driveway that seperated our rental apartment on one side and a narrow sidewalk with a patch of grass on the other side and a small back yard where the kids could play.

We moved from that area when we purchased a home in the country on Larsen Road. Sometimes an empty, sometimes a cornfield across from us where we watched wild turkeys and deer over there.

We have put a lot of time and money in our property and hope we can live out our remaining days here. Both of us are in our 80's and love the neighborhood that is peaceful and quiet.

Sincerely

Dr. and I. Ruekert

City of Fitchburg – Northeast Neighborhood Plan Comment Form

Welcome to the final Public Informational Meeting for the Northeast Neighborhood. The focus of the open house will be the entire draft Land Use Plan including the text and background information as well as land uses and the corresponding land use map. The meeting will begin with an introductory open house followed by brief presentations on both the Storm Water Management Plan and draft Land Use Plan. After the presentations conclude, the open house segment of the meeting will resume for everyone to have an opportunity to discuss the plan one-on-one with the planners from Ruckert/Mielke.

Following the Public Informational Meeting, the next step is to present the Northeast Neighborhood Land Use Plan to the Plan Commission. We will forward all written comments to the Plan Commission for consideration. Please use this comment form to write down comments or concerns that you may have regarding the Northeast Neighborhood. Your comments are very important to us. Please leave the form at the end of the meeting or send it by folding the form in thirds to the address provided by Friday, July 20, 2007. Thank you for taking the time to share your comments and concerns for the Northeast Neighborhood. Please attach additional sheets of paper if needed.

STORM WATER MANAGEMENT PLAN

I will provide a more thorough review than can fit in this space regarding the stormwater management issues. My concerns are the sediment (every 7.5 tons/acre/year is incredibly high when converted into Total Suspended Solids), road salt within runoff (will chlorides or other road salt contaminants be treated?), thermal affects (detention basins add heat - include engineering controls that route the storm water into the sub surface), oil & grease (definitely need treatment from the roads, etc.) More to come...

LAND USE PLAN

ADDITIONAL COMMENTS

Definitely Phase the construction to limit the sediment.

Name: Samuel Cooke
Address: 5267 Lacey Road
Fitchburg WI 53711
Email: SamuelCooke@sbcglobal.net

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

From: "Kuehner, Vanessa" <VKuehner@ruekert-mielke.com>
To: "Thomas Hovel" <Thomas.Hovel@city.fitchburg.wi.us>
Date: 7/12/2007 2:45 PM
Subject: NEN: citizen comment - McIntosh

CC: "Kaniewski, Bruce" <BKaniewski@ruekert-mielke.com>
Comments received, #1 of 3

-----Original Message-----

From: Melanie McIntosh [mailto:mcintoshmelanie@msn.com]
Sent: Wednesday, July 11, 2007 11:12 AM
To: Kaniewski, Bruce
Subject: Land Use Planning Meeting Input

I am unable to attend the meeting so I want to submit my testimony in writing.

My name is Melanie McIntosh and I am a resident of Fitchburg's Hatchery Hill neighborhood. I have been following the issues involved in Fitchburg's urge to develop outwardly, especially in the eastern direction. Sprawl is a problem most everywhere and it is a problem here as well. Water resources are challenged by the pressures of development and other quality issues most everywhere and they are challenged here as well. Farmland is disappearing most everywhere and it is disappearing here as well.

What is wrong with city and land use planning processes that they don't favor the preservation of natural resources and farmland? Why won't we stand up and initiate new planning processes such as have been adapted in Ashland, Wisconsin and some other communities? Perhaps there isn't the knowledge level on Fitchburg's City Council to be able to move toward such planning processes?

It baffles me that the majority of Fitchburg officials seem to be able to place economic development as paramount over preservation of land to grow food and over water to fulfill basic needs. Even if the aesthetic and moral aspects of preserving nature are set aside, and it seems that they are frequently set aside in this land use planning process, then how do Fitchburg officials square with the idea of no holds bar development of farmland?

And how do Fitchburg officials stand up for a process that puts at risk one of the lakes and wetland areas that make Dane County such a great area to live in? Perhaps it is a problem of putting other community's resources at risk not our own? Hopefully not. Perhaps it is that developers make great neighbors and community leaders? Hopefully not. Or that they are men relating well to the men of the council? Let's hope that isn't the reason. As you can see, I don't understand the dynamics involved in such indulgent approaches to development and the conversion of farmland to more residential developments. It seems the mayor and a few other Council members are impatient when it comes to the discussions of land use and natural resources. I watched part of the testimony on local access television and I learned how impatient the council is with public testimony.

I was attracted to Fitchburg because of the leadership it showed in recycling. I thought it was a community committed to sustainability of natural resources. Was I mistaken?
Please register my view that residential developments should be limited to the areas nearer to Fish Hatchery Road. Please don't allow unlimited development in the city's northeast area.

Thank you for this opportunity to share my opinion,

Melanie McIntosh
608-217-4364

From UKJ/RA
7-12-07
~ 2:47pm

Dear members of the Fitchburg Common Council and Plan Commission:

As a former trustee for the Village of Oregon, I saw mounting evidence two years ago that building activity in Oregon would soon begin to decrease. Building permits have since tanked, 619 lots stand empty, and the growing surplus of unsold homes is inflicting more and more pain on sellers. Meanwhile our Village must maintain a good deal of little-used new infrastructure. In May, the newly-seated board very wisely approved a one-year moratorium on residential annexation. Given larger trends in our nation and the world, it is likely this moratorium will be extended for many years.

A moratorium might not suit Fitchburg at this time, but it is also clear that the Northeast Neighborhood lies well beyond Fitchburg's active growth areas. Since development in the Swan Creek neighborhood is slowing (nothing appears to be happening in the vacant mixed-use blocks near the east end of Cheryl Parkway, for example), it may even be premature to forge ahead with Green Tech Village. Proceeding with the Northeast Neighborhood BEFORE Green Tech is well underway would be Dumb Growth indeed!

Nor should the Northeast Neighborhood be used as an excuse to construct a costly new interchange on Highway 14 and thereby make Green Tech viable. Fitchburg taxpayers would pay for this interchange one way or another; thus Green Tech must stand or fall on it's merits - especially its advertised New Urban features densely clustered around a planned rail transit stop. And proposing a cutting-edge "green" development with the caveat that a major new highway interchange must serve as midwife is disingenuous at best and rash at worst. If Green Tech becomes yet another iteration of divided highway sprawl - albeit one with motorist-unfriendly urban features - the result will be neither fish nor fowl. It will flounder and die, even if the Happy Motoring Utopia should persist a bit longer.

Fitchburg leaders will do Northeast Neighborhood developers a big favor by ceasing to indulge their expectations. "Just say 'No!'" applies no less to risky development than to risky sex!

There are other compelling reasons to reject a future of endless lateral expansion. We-the-people must face the "inconvenient truth" that most of our communities are already too sprawled out: that is why we find so many reasons to avoid fighting our unsustainable twin addictions to cars and petroleum. Infill represents not merely an enlightened alternative to lateral growth; physical realities like finite oil and global warming may soon make infill our ONLY alternative. Far from expanding, we may find it necessary to CONTRACT our cities and villages - which means many non-farming residents of exurbia and the far reaches of low-density suburbia will abandon these locals for pedestrian-oriented neighborhoods. These are profoundly wrenching transformations to contemplate, but far better than continuing to spill untold blood and treasure in an ultimately futile struggle to secure foreign energy supplies and other resources to feed our automobiles.

Sincerely,

Hans Noeldner
Oregon, Wisconsin

12 July 2007

Rec'd 7-11
orig. in to R-M
7-12

July 10, 2007

Ruekert - Mielke
5510 Lacy Rd
Fitchburg, Wis. 53575

Bentzen's

I feel I must write in regard to your proposed neighborhood plan. We live directly across from the area you plan on developing and it is hard to see it turned into a mass of buildings, black top/cement driveways, noise, extra traffic, run off, etc.

We came from a similar situation 50 some years ago when we lived on the East side in Madison. It was a driveway that separated our rental apartment on one side and a narrow sidewalk with a patch of grass on the other side and a small back yard where the kids could play.

We moved from that area when we purchased a home in the country on Larsen Road. Sometimes an empty, sometimes a cornfield across from us where we watched wild turkeys and deer over there.

We have put a lot of time and money in our property and hope we can live out our remaining days here. Both of us are in our 80's and love the neighborhood that is peaceful and quiet.

Sincerely

Grace L. Krutzer

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

Rd to go for wetland + buffer concerns.

If we looked over the wishes there would be no plan - there was also wetlands on this side of road. Found a central council core.

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.

We were promised consistent zoning

Sub-regional commercial

It is not a zoning designation you can't do that

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

From: "Kuehner, Vanessa" <VKuehner@ruekert-mielke.com>
To: "ryanwerth" <ryanwerth@sbcglobal.net>
Date: 7/18/2007 1:37 PM
Subject: RE: Feedback from NE Neighborhood

CC: <thomas.hovel@city.fitchburg.wi.us>, "Kaniewski, Bruce" <BKaniewski@ruek...
We will compile all of the comments received in Bruce's absence. Nonetheless, I appreciate your concern, and your efforts to get the comments to me, as well.

On #1 - "... 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?"

While I realize this isn't the answer you'd like to have, I would caution you against making any assumptions at this time. The plan has not been adopted; the sewer service area has not been adjusted. The plan, if adopted in its present form, recommends that a complete tree survey of the area be conducted, a determination be made whether or not the entire area or portions of the area are environmental corridor, and that accurate contours be provided, before any determination is made regarding development potential. The locations shaded as open space within the cluster residential area are only those parts that would appear to be most steeply sloped based on currently available data, not warranted to be accurate. You mentioned that you've spoken with Tom Hovel. He really is the best person to advise you with regard to questions of this sort, since he is the City Planner and will be responsible for implementation of any plan that is adopted.

On #2 - Once all of the comments are received we will discuss the need for revisions and consider them all at once. It is very kind of you to offer constructive suggestions for addressing the concerns you've pointed out.

Thank you for taking the time to contact us, Ryan.

Vanessa

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-----Original Message-----

From: ryanwerth [mailto:ryanwerth@sbcglobal.net]
Sent: Wednesday, July 18, 2007 12:42 PM
To: Kuehner, Vanessa
Subject: FW: Feedback from NE Neighborhood

Hi Vanessa,

I emailed Bruce but received an out of the office message. I wanted to make sure that my feedback/questions from the meeting got in by Friday so I thought I would forward my message and attachments directly to you. Below is my message to Bruce. Maybe you could clarify the two issues for me?

Thanks!

Ryan Werth
Broker Associate

Keller Williams Realty
Direct: 608.438.2976
ryanwerth@kw.com
ryanwerthrealestate.com

-----Original Message-----

From: ryanwerth [mailto:ryanwerth@sbcglobal.net]
Sent: Wednesday, July 18, 2007 12:36 PM
To: 'BKaniewski@ruekert-mielke.com'
Subject: Feedback from NE Neighborhood

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

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*I had said
The grade wasn't as
good one to make as he
feels (and) better the
we we can adjust the rd
w/ more information*