

Madison, Wisconsin
January 26, 2014

Dear Mr. John R. DeWitt:

Regarding the meeting Jan. 22, 2014 and your proposed White Oak Ridge development, there remain three items of major concern to our neighbors on Davenport Drive and us specifically, as we are at the base of Davenport and Hathaway Drive and could sustain major water damage to our property of 39 years, unless changes are made to your plans.

Firstly, little was discussed as to how to prevent damaging water runoff down Davenport Drive. Rain gardens are no solution! With sloping smooth driveways running into the cul-de-sac, of course lots of water with goodly force will bring water down Davenport onto our property. The only solution is a storm sewer and lets start thinking about installation of one before our next planned meeting...even if you used the original plan!

Secondly--the dormant portion because of your new proposal was never thoroughly discussed. It should be addressed now, as future planning could cause further problems.

Thirdly--there really is no possibility of anyone seeking judgment thru the courts for damages sustained, to be reimbursed by the property owners on White Oak Ridge...no judge would ever allow it!

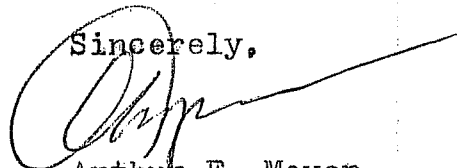
Unless a feasible plan is adopted by you and the city Engineering, Planning, etc., should damages occur to our property, thru improper implementation of your plans, we of course will be forced to name City of Madison, you, etc., as co-defendants in a lawsuit.

Today I thoroughly examined old White Oaks and proposed NEW White Oak Ridge (a very, very ambitious project!). Unless proper changes are made, I suggest canceling the entire project.

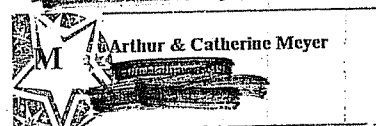
I trust you will take the proper action. Many thanks for your consideration.

cc:
City Engineering--210 Martin Luther
King Jr. Blvd.
City Planning--P.O. Box 2985
Tim Parks
Matt Phair, Ald. 2322 Tanager Tr.
Madison, WI.
Jackie Woodruff

Sincerely,



Arthur E. Meyer
[redacted] Hathaway Dr.
Madison, Wisconsin 53711
[redacted]





Department of Planning & Community & Economic Development
 Planning/Building Inspection/Economic Development/Community Development
 Steven Cover, Director

Bradley J. Murphy
 Planning Division
 215 Martin Luther King, Jr. Boulevard
 P.O. Box 2985
 Madison, WI 53701-2985
 (608) 266-4635

REVIEW REQUEST FOR:

- PRELIMINARY PLAT
- FINAL PLAT
- LOT DIVISION/CSM
- CONDITIONAL USE
- DEMOLITION
- REZONING
- INCLUSIONARY ZONING
- OTHER

White Oak Ridge : Section 36 - Town of Middleton
 80 White Oaks Lane | RZ : A to SR-C1
 8 single-family lots and 1 outlot for private open space
 John DeWitt - Dewitt Real Estate Development/Mike Calkins - Snyder & Associates, Inc.

PLANNING DIVISION CONTACT: Tim Parks

RETURN COMMENTS BY: 15 January 2014

PLEASE ALSO EMAIL OR FAX ANY COMMENTS TO THE APPLICANT:

Applicant E-mail: mcaalkins@snyder-associates.com Fax: 838-0445
 Date Submitted: 20 November 2013 Plan Commission: 27 January 2014
 Date Circulated: 25 November 2013 Common Council: 04 February 2014

CIRCULATED TO:

- | | | | |
|--|---|---|--------------------------------|
| <input type="checkbox"/> ZONING | <input type="checkbox"/> DISABILITY RIGHTS | <input type="checkbox"/> A.L.D. | <input type="checkbox"/> DIST. |
| <input type="checkbox"/> FIRE DEPARTMENT | <input type="checkbox"/> POLICE DEPT. - CHANDLER | <input type="checkbox"/> MADISON GAS & ELECTRIC | |
| <input type="checkbox"/> TRAFFIC ENG | <input type="checkbox"/> CITY ASSESSOR - M. RICHARDS | <input type="checkbox"/> ALLIANT ENERGY | |
| <input type="checkbox"/> PARKS DIVISION | <input type="checkbox"/> MADISON METRO - SOBOTA | <input type="checkbox"/> A T & T | |
| <input type="checkbox"/> CITY ENG. - DAILEY | <input type="checkbox"/> MMSD BOARD, C/O SUPT. | <input type="checkbox"/> T D S | |
| <input type="checkbox"/> CITY ENG. - PEDERSON | <input type="checkbox"/> PUBLIC HEALTH - SCHLENKE | <input type="checkbox"/> MT. VERNON TELE | |
| <input type="checkbox"/> WATER UTILITY | | | |
| <input type="checkbox"/> ECONOMIC DEV. - OLVER | <input checked="" type="checkbox"/> NEIGHBORHOOD ORGANIZATION | | |
| <input type="checkbox"/> REAL ESTATE | <u>Greenlee</u> | | |

- Review the above as per time schedule set in Chapter 16.23(5)(b)2; 16.23(5)(3)3; or Chapter 28, City of Madison Ordinance; OR your agency's comments cannot be considered prior to action.
- One copy for your files; one copy for file of appropriate telephone company; PLEASE RETURN one copy with joint comments.
- The above is located in your district. A copy is on file in the Planning Division Office for review. If you have any questions or comments, contact our office at 266-4635.
- The above is located within or near the limits of your neighborhood organization. A copy is on file in the Planning Division Office for review. If you have any questions or comments, contact our office at 266-4635.

RETURN COMMENTS TO: PLANNING DIVISION, DEPT. OF PLANNING & COMMUNITY & ECONOMIC DEVELOPMENT, ROOM LL100 MMB, 215 MARTIN LUTHER KING JR. BLVD.

NO COMMENTS / YOUR COMMENTS:

January 8, 2014

I am appalled at the lackadaisical attitude regarding notification to interested parties, referring to the white oak ridge development... we were made aware of this only yesterday...yet we at 1106 Hathaway Drive, (directly across from bottom of Davenport Dr.) would be greatly impacted with surface water runoff, more so than anyone on Davenport. (My stepson just went through this nightmare from torrential rain storms in '06 and '08, with total ruination of his basement...yet he had a lesser incline than on Davenport, even a large wooded area). Should this unacceptable rendering of "Applicant" not be altered, rest assured, legal action will commence against city of Madison, applicant, etc., should we sustain property damage due to this "band-aid" approach. During torrential rain storms, water has already crossed our driveway apron, coming 2-3 feet onto main driveway...., but as proposed, there would be more water, with more force!

Kindly correct this situation with plans to retain water in properly built storm sewers and notify us of your progress.

Sincerely, Arthur E. Meyer

Arthur & Catherine Meyer
 1106 Hathaway Dr.
 Madison, WI 53711-3137

3-41

Parks, Timothy

From: [REDACTED]
Sent: Friday, January 17, 2014 2:00 PM
To: Phair, Matthew; Cover, Steven; Parks, Timothy
Cc: gtnaboard@gtna.org
Subject: White Oak Ridge
Attachments: White Oak Ridge.pdf

Alder Matt Phair; Steven Cover; Tim Parks
Via Email

Concerning: White Oak Ridge Development

Sirs:

I am writing to express my concerns over the proposed White Oak Ridge development and the extension of Davenport Drive as a Cul-de-Sac. I am glad to see interest in the Greentree neighborhood. Having new construction proposed is certainly a clear sign of an improving economy as well as the desirability of Greentree as home.

That said I have three points I would like addressed. First, while there was a neighborhood meeting last fall, a promised second meeting never materialized. Not having attended the first meeting I was looking forward to the developer speaking at the second meeting and addressing neighborhood concerns that I know were raised. Also, the plat map is dated 11/15/2013 almost a month after that first meeting. Again, not having attended, I do not know if the neighborhood was shown a preliminary plat or not, but the dates obviously indicate the final proposal was not able to be presented.

Second are concerns over storm water management. The plat map indicates that most surface drainage will be towards Davenport Drive. Although there appears to be provisions for grading to allow drainage around the existing homes, existing conditions will make that difficult. The property is quite hilly and is well above Davenport and the abutting houses. Also, the addition of non-permeable surfaces of the new homes will exacerbate any storm water management issues.

Lastly, I would like to know how the relationship of the property to Davenport Drive and White Oaks Lane was addressed in the PD for the 1988 redevelopment of White Oaks. A quick observation of the termination of Davenport into the hillside below White Oaks, makes it appear that the 1960's plan for Davenport Drive would have been to connect through to White Oaks Lane or a Cul-de-Sac and I am wondering how it changed (if at all) in the 1980's plan.

I realize the comment period has expired, but I would appreciate if these questions could be addressed.

Chas Vaughan

Cc: GTNA Board

Parks, Timothy

From: Erik Sorensen [REDACTED]
Sent: Tuesday, January 14, 2014 2:05 PM
To: Parks, Timothy
Cc: [REDACTED]
Subject: White Oak Ridge Preliminary Plat

Tim-

Per our earlier phone conversation, please include this email in the Plan Commission packets as a public comment regarding this potential development. I am a resident of Greentree, I live two blocks south of the proposed development, and I am also a civil engineer. My comments are as follow:

1. Water – it would make some sense to provide a public utility easement through the plat to provide for future water main connection/looping between Davenport Drive and White Oaks Lane.
2. Steep slopes – Lots 2, 3 and 6 are the worst culprits with slopes of 25% to 30% over the bulk of the lot area. Lot 5 would also require a very steep driveway if accessed from Davenport. Further, if Davenport is extended at anywhere near City standards for slope and vertical curve, the east end of the cul-de-sac would end up six to eight feet lower than the existing ground elevation (making the necessary driveway slopes even greater). I think it is imperative to condition approval on the developer providing building envelopes and potential driveway layouts to verify that future driveway slopes are traversable, and to allow the Plan Commission to consider how much land will have to be torn up in order to provide suitable building sites. Maybe shared driveways could be an option to minimize land disturbance. Alternatively, if agreement could be reached with the owners of the private White Oaks Lane, perhaps access to the eastern lots on top of the ridge could be provided from White Oaks Lane instead of from Davenport.
3. Stormwater/Erosion Control – related to the steep slopes issue. I'm sure you'll receive a lot of comments on this so I'll only add one thing. There is no storm sewer along Hathaway in this area (to the west of the proposed plat). Currently, gutter flow from Davenport is directed north along Hathaway, and crosses Greenwich and Devon before crossing Hathaway itself and continuing westerly along Romford. Each of these instances where the gutter flow crosses over the street proper is a nuisance, and more importantly a safety hazard due to icing. This poor design is a problem in many areas of Greentree (thankfully the City addressed this problem along Piping Rock Road when it was rehabbed two years ago). Even if all City stormwater performance standards are achieved, the additional runoff generated by the proposed development will exacerbate this problem along Hathaway.

I do not object to the development at face value, but I do hope the Plan Commission makes sure that the land is developed appropriately, with as little land disturbance as possible. Thank you, my personal contact information is provided below.

Contact information:

Erik Sorensen
[REDACTED] Piping Rock Road
Madison, WI 53711
[REDACTED]



Erik Sorensen, PE, LEED AP | Project Engineer
MSA Professional Services, Inc.
(608) 242-7779

Charles Vaughan
[REDACTED] Woodington Way
Madison WI, 53711
[REDACTED]
[REDACTED]

January 17, 2014

Alder Matt Phair; Steven Cover; Tim Parks
Via Email

Concerning: White Oak Ridge Development

Sirs:

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Chas Vaughan

Cc: GTNA Board

Parks, Timothy

From: Jackie Woodruff [REDACTED]
Sent: Thursday, January 23, 2014 9:17 AM
To: Parks, Timothy
Subject: FW: Fwd: DeWitt development

Mr Parks

I wanted to make sure that the email correspondence from the McLeod's daughter. I do not think she is aware of the changes made yesterday.
Jackie Woodruff

Education is not the filling of a pail, but the lighting of a fire -- William Butler Yeats

----- Begin forwarded message -----

Subject: Fwd: DeWitt development
Date: 1/14/14 4:01:53 PM
From: "Thomas Dunn"
To: [REDACTED]

Begin forwarded message:

From: "Margaret Buege" <[REDACTED]>

Subject: DeWitt development

Date: January 14, 2014 2:12:51 PM CST

To: <[REDACTED]>, <[REDACTED]>

Hello Tad and Joan,

It was a pleasure to meet you back in October when you visited the McLeod house on top of the hill. I enjoyed showing you around the house and I appreciate your comment during the Oct. 3 meeting at Falk School when you spoke up to defend the house when the developer (John DeWitt) described it as "tired".

Since the October meeting I've been wondering when DeWitt would meet again to address the issues that were raised about water runoff and water pressure etc. We've given DeWitt 5 months to decide if he will purchase the house and 4 acres.. As you may know, he has listed 7 lots and the house with Stark Realty. I do not know how close DeWitt is to making a decision but our agreement with him comes to an end on Jan. 31.

I contacted alderperson Matt Phair in December and recently got an email saying that a neighborhood meeting would be scheduled and it could be this week. I hope to attend but so far have heard nothing more. Matt wrote me on January 7 they had been waiting a long time to hear from the developer as to changes to his proposal. He said that had been done but there was still some back and forth going on with the City and the developer regarding storm water runoff. It sounds like Matt has been in contact with Davenport and White Oaks neighbors but I don't know anything about this.

Recently an acquaintance of my brother drove up Davenport to view the property. He talked to a neighbor there who seemed upset about something to do with the development and he said he planned to move away. I'm wondering if you are aware of what's been going on and how the neighbors are reacting.

I realize DeWitt has put time and money into trying to develop the property but I hope he will solve all issues before the city approves his plan. The concerns of neighbors need to be addressed. Perhaps they are being addressed but I regret there has not been a neighborhood meeting since Oct. 3. where all could attend and share their views.

You may know there is a Planning Commission meeting on Jan. 27 and a Common Council Meeting on Feb. 4. I have no idea what will transpire or what DeWitt will decide to do in the end. I would not be surprised if he asked us for an extension. At that point my siblings and I will have to come to a decision.

If you are willing to share your opinion about any of these matters, I would greatly appreciate if you would contact me by email or phone.

Sincerely, Margaret Buege

A black rectangular redaction box covering the signature of Margaret Buege.

Parks, Timothy

From: Jackie Woodruff [REDACTED]
Sent: Friday, January 24, 2014 11:03 AM
To: Parks, Timothy
Cc: gtnaboard: gtna.org; Cover, Steven; Fries, Greg; Phillips, Rob; Dailey, Janet; Cawley, Dennis; Phair, Matthew
Subject: White Oaks Ridge

I am forwarding this letter I received this morning from the McLeod familyDear Jackie,

Thank you for your memories about enjoying the woods. Tad also mentioned how his kids had played in the woods but I didn't realize how fond these memories were. I grew up across from West High and there was a vacant lot at Chadbourne and Allen where we picked currants and swung on grape vines. Once we found some bones and we were sure were human. Somebody's father had them tested and we were disappointed they were only cow bones. That shouldn't have been a surprise as it was the backyard of a farmhouse.

I want you to know that I appreciate your efforts to inform yourself and others about the issues with the development plans at "White Oaks Ridge". It is conscientious people like you that are ready to ask the right questions. When we decided to contact developers we did not anticipate the trouble it might cause. My Dad had looked into developing soon after the White Oaks neighbor was begun and he decided it wasn't cost effective. We did enjoy the land but at the same time we didn't really see or use the western half of our 4.25 acres except for an occasional walk, so I guess we thought of it as somewhat expendable. However, once I saw the drawing of the lots that developer DeWitt made and heard the comments of neighbors at the Oct. 3 meeting, I was not too happy. At that point we had to let things play out, but I did want DeWitt to solve these issues before he could get city approval.

I was very surprised, as you probably were, that DeWitt had come with a new plan the same day of Wednesday's meeting at the church. This came 4 and 1/2 months into the planning process so it does make one wonder just what's going on. As you saw in my email to Tad and Joan, DeWitt has a Jan. 31 deadline with us. I can't say for sure at this point what will happen, but DeWitt will need more time and I'm not sure how this will work out for him.

At some point, when I know something definite, I will contact you, Tad, and Andy Beaulieu (who sent me your long email alert to neighbors & Matt Phair's Jan 6 email to you) about the final status of the property sale.

Perhaps you will learn something from Matt of city planners before I'm able to give you any conclusive information from our side.

Keep up your activism in the neighborhood and good luck with issues in the future. I'm sure there will be new problems to solve.

Sincerely, Marge Buege

Parks, Timothy

From: Joe Padgham [REDACTED]
Sent: Thursday, February 06, 2014 8:46 PM
To: Phair, Matthew
Cc: Parks, Timothy; Cover, Steven
Subject: Fwd: Concerns regarding White Oak Ridge proposed development

Dear Alder Phair,

My email regarding the White Oak Ridge development was not forwarded to the authorities as promised by Tim Parks. Tim stated at our last neighborhood meeting if we already submitted emails to Steven Cover it was not necessary to duplicate another to to him.

Why wasn't our email posted in the comments and concerns section as promised?

Please provide proof that this was in fact forwarded to the proper Alder people for review prior to approval recommendations.

Joe & Kerri

Begin forwarded message:

From: Joe Padgham [REDACTED]
Date: January 15, 2014 at 8:35:25 PM CST
To: "scover@cityofmadison.com" <scover@cityofmadison.com>
Subject: Concerns regarding White Oak Ridge proposed development

Dear Mr. Cover,

We would like to submit the concerns we have regarding the proposed White Oak Ridge Development located at 80 White Oaks Lane. The developer has as a scheduled rezoning meeting on January 27th.

1. City of Madison Forester Place a 20' restriction stating no trees or shrubs shall be removed on the North, West, South and East lot lines at perimeter of proposed White Oak Ridge plat. This was required for a subdivision adjoining said plat in the past (Marla Eddy was very helpful when invasive species were removed in White Oaks and replaced with native trees and evergreens creating year round natural screening)
2. Require protecting trees and root systems from construction damage especially oak wilt as per Dane County Tree Board website
3. Place in writing on White Oak Ridge plat plan no improvement or out buildings be built on outlot #1
4. White Oak Ridge Development and the developer fund an insurance bond for future flooding potential from storm water runoff onto Davenport Dr. (2 homes), Greentree Rd. (5 homes), Greenwich Dr. (1 home), Hathaway Dr. (1 home) and White Oaks Ln. (3 homes). White Oaks development experienced costly remediations long after the developers had moved on subsequently costing the existing and new owners large sums of money and aggravation. Specifically adjoining Kingsbury Ct. and Greenwich Dr.

Subject: White Oak Ridge
Date: 1/7/14 4:39:32 PM
From: "Rick Morgan"
To: district20@cityofmadison.com, scover@cityofmadison.com

Hi Mr. Phair and Mr. Cover,

I live at 6205 Davenport Drive and have been at this home since 1993. I have recently found out about the new development planned at the end of our street called White Oak Ridge. While I don't have any problems seeing this developed (though I have enjoyed having the woods and the owls and other animals there), my concern with the plan is to make sure that there is an adequate storm drainage plan so we don't get flooded streets with a hard rain. I also hope that there will be sidewalks that fit with the balance of Davenport Drive. We have a lot of walkers in the neighborhood that would appreciate having a safe walking space. Is there someone at the City Engineering department I need to contact to discuss this concern?

I do have to add that I have been surprised by the lack of information and lack of notice about the project. I just saw the sign at the end of the street while exercising my dog. Any additional information you can guide me to about the project would be appreciated.

Unfortunately I am out of state on business Jan 27 and will miss the hearing. Hopefully they will address these issues.

Thanks for your time.
Rick

Rick Morgan, President
Morgan Marketing Partners
Davenport Drive
Madison, WI 53711-2447

Subject: White Oak Ridge questions

Date: 1/6/14 12:54:46 PM

From: "Jackie Woodruff"

To: scover@cityofmadison.com, district20@cityofmadison.com, rep.hulsey@legis.wi.gov, veldran@countyofdane.com, "Lisa Subeck" , "gtboard: gtna.org"

Good morning

I am writing to you to voice my concerns over the proposed White Oak Ridge project. My parents build in 1965 and my father continues to reside at 6209 Davenport Drive. My sister and I also each chose to purchase a home in Greentree to be close to where we grew up.

I attended the meeting in October 2013 at Falk School where I raised my concerns about the project. First, the developer seemed unaware that Davenport Drive has curbs, gutters and sidewalks and argued that the new development would not require such improvements. Greentree is a neighborhood that walks and frankly I cannot see why any new development would not have to meet the same requirements the neighborhood established when Davenport Drive was constructed in 1964.

My main concern has yet to be answered about the storm water run off. Greentree in that particular area was built without and storm grates or storm sewers. There is an extreme change of elevation from the new proposed development to the end of Davenport Drive and I want to insure that adequate measures are taken to insure that Davenport Drive does not become Davenport river. You are changing the drainage with swails, adding roofs, driveways and a lot of asphalt in the form of a large circle at the end of Davenport and we have yet to hear how they are addressing the large amount of water that will now be pouring down towards my father's and other neighbors houses. Frankly the Jensen's at 6210 Davenport Dr and the Meyer's at 1106 Hathaway are not on a hill as my father is and the waste water is going to be surging directly towards their foundations. Once the water goes down Hathaway to Schroeder there is no where for it to go but over the gutters/curbs of the winding street and into other neighbors properties.

I am also extremely disappointed that the property is being marketed before the zoning change and improvements are approved. I cannot see how this can be done, but it is obvious they do not think there will be any opposition to the project.

http://www.shorewest.com/homes/1702085_SCWMLS-Lot_8_Davenport_Dr-Madison-WI-53711#.Usr3v9K1ygI

I look forward to hearing a response addressing these issues and I also look forward to seeing you at both the Planning and City Council Meetings to discuss the issues I have raised. I am still waiting for the promised email and secondary meeting that Mr Dewitt promised the neighborhood to address our questions that we raised at the October 2013 meeting.

Jackie Thoenke Woodruff

Education is not the filling of a pail, but the lighting of a fire -- William Butler Yeats

From: MB <buffy427@aol.com>

To: district20 <district20@cityofmadison.com>
Sent: Wed, Jan 8, 2014 10:21 pm
Subject: White Oak Ridge Development

Dear Mr. Phair:

I'm writing concerning the proposed development on Davenport Drive, White Oak Ridge. I am a White Oaks Lane homeowner, and was present at the meeting on October 19th. I was very surprised to receive a real estate flyer last weekend from Stark Realty that advertised the new lots for sale. I came away from the meeting in October with the impression that there would be another meeting scheduled, this time with a city engineer, to discuss the issues brought up by the neighborhood. Now it looks as though it's a done deal. Could you tell me why the second meeting was never set up? I understand there are two meetings coming up, one with the Planning Commission and one with the City Council, to address the zoning changes needed to develop this parcel of land. It seems awfully strange to put the lots on the market before the zoning changes are approved, don't you think? And I am still curious about what kind of input, if any, a city engineer would have to have to let this project move forward; I think there are many valid points that need to be addressed, as was discussed in the initial meeting.

I'd appreciate some clarification; thanks for your time.

Mary Beth Griep
White Oaks Lane

Subject: proposed improvements & extension of Davenport Drive
Date: 1/9/14 3:40:06 PM
From: "Norman Jensen"
To: district20@cityofmadison.com, scover@cityofmadison.com

** High Priority **

Dear Misters Cover and Phair,

I've become only lately and indirectly aware of plans that you have been working on that may threaten the security and value of my property at 6210 Davenport Drive, Madison 53711.

The security threat I that concerns me most is storm water since we live at the low end of Davenport Drive, a steep incline where there are currently no storm sewer access points. If, as I hear, you are unaware of sidewalks on Davenport Drive, you've not made a site visit. I strongly urge you both to do so for obvious reasons.

I trust you both to be fully informed about, to respect, and to represent my interests in negotiating a plan with the developer that fairly balances all interests. I will trust, verify and if necessary, defend my legitimate property interests to the full extent permitted by law.

Please keep me informed as the development plan evolves.

Respectfully,

Norman Jensen
6210 Davenport Drive
Madison, WI 53711

Subject: GTNA News you can use early January (White Oaks Ridge Project)
Date: 1/10/14 8:13:46 AM
From: "Brian Holmes"

Greentree Neighborhood Association has been notified of a proposed nine-parcel home development called the "White Oaks Ridge Project" between Davenport Drive and White Oaks. The nine parcels in this proposed development would have to be rezoned as a subdivision from Ag to Single Residence C1 zoning for the housing proposal to proceed. The timetables for reviewing this proposal as outlined in the materials provided are:
review
by the City Planning Commission on January 27, 2014 at 6 p.m. in Room 201
of the City County Building, 210 Martin Luther King Jr. Boulevard, and
review by the Common Council on February 4 at 6:45 p.m. in the Common Council Chambers of the City County Building. The proposal has been developed by Dewitt Real Estate Development, John DeWitt, (608) 245-1500.
Questions can also be forwarded to the Planning Commission by calling (608) 266-4635 or contact alder Matt Phair at 210 Martin Luther King, Jr. Blvd., Room 417, City-County Building, Madison, WI 53703, phone 271-1004.

Some history on this issue so far includes a prior evening meeting on OCTOBER 19TH at Falk School, where those in attendance asked many questions, and were promised a 2nd meeting where those issues would be addressed. Email contacts for those in attendance were taken to notify them. However, A SECOND PUBLIC MEETING HAS NOT BEEN HELD OR SCHEDULED.

Some of the issues raised included current poor water pressure on Davenport Drive, an issue with wells in White Oaks and questioning if the proposed lots would be served by City water and sewer, a lack of sidewalks and other improvements and how the city will deal with runoff, storm sewers and erosion, given the steep slopes in the proposed area. It is our understanding that no Storm Water Management has been submitted to the city engineer.

I have attached a copy of the plat map and documents that were mailed to the Greentree Neighborhood Association in November 2014 as these documents have not been distributed to the adjoining properties. The DEADLINE FOR SUBMITTING COMMENTS IS JANUARY 15, 2014. The zoning change is ARO SR-C1 and the subject property address is 80 White Oaks Lane. Again, the

Planning Commission hearing is January 27, 2014 at 6:00pm and the measure is scheduled to go in front of the City Council on February 4, 2014 at 6:45pm. According to the submitted application, construction is to start in the spring of 2014 and is scheduled to be completed in the fall of 2014.

Comments/concerns should be mailed to Planning Commission Po Box 2985 Madison WI 53701-2925 or can be emailed to Steven Cover at scover@cityofmadison.com. Your alder is Matt Phair and you can email him at district20@cityofmadison.com.

Subject: Re: Email request
Date: 1/28/14 10:26:26 AM
From: "robert sieger"
To: "Jackie Woodruff"
Cc:

Hi

some items to be addressed ---"as I see it"

1. requirements of a tree impact study...showing existing tree cover -size and type. show projected tree removal based on road , regrading required, and house building pads and driveway requirements. This should also address soil erosion effects and technics to prevent soil erosion as a result of all vegetation disturbance.
2. I would like to see a study on proposed building pads with new grading to demonstrate that houses could be reasonably placed on the back 3 very steep lots off the rear of the turnaround.
3. With that house pad study -- to help demonstrate the land impact and slopes, I think it would be educational and important to require a cross section drawings thru the center each new lot from the center of the street. These cross sections should show the existing hill as the grade slopes and the proposed grade slope after the road is constructed.
4. Show the same cross section drawings with a "normal" sidewalk and terrace in the turnaround and then without as currently proposed. The City normally requires/insists on a side walk, why is this sidewalk being omitted.
5. I would require some permanent recorded deed restrictions on this development.
 - a. a detailed description of the water requirements placed on developer and each new lot owner
 - b. a detailed description of the drainage and storm water management requirements of developer and each new lot owner
 - c. restrictions on zoning and future development (i.e. size of development, grading, tree removal, building type, etc.(I could help detail the requirements for this)) of the existing McCloud house lot--I believe new lot #4. Because this lot is so large --it would easily open up large future development to "fit the large size of the lot" - we should protect against this... ALSO would the developer consider reducing the size of the Mcloud lot to a "normal 1/3- 1/2 acre City lot and donate the balance to conservancy.- outlot #2
 - d. Restrictions on the future use of the OUTLOT #1. This should be zoned conservancy to remain natural wooded lands with no improvements or development possible in the future.

if want to meet, discuss --please email
Bob Sieger

From: Jackie Woodruff
To: robert sieger
Sent: Monday, January 27, 2014 4:15 PM
Subject: Email request

I am working with a council member on the planning commission. Could you send me a summary of the items you suggested be accomplished and I will get it to the full planning commission?

Jackie

Sent from my U.S. Cellular® smartphone