

## Parks, Timothy

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**From:** Quamme, Jeff  
**Sent:** Friday, February 07, 2014 1:21 PM  
**To:** Parks, Timothy; Dailey, Janet  
**Cc:** Pederson, Eric  
**Subject:** FW: 80 White Oaks Ln Comments

Tim,

First I believe that it should be emphasized with John that our ordinance does have the requirement of access for all lots per 16.23(8)(d)2 either directly to a street or privately in conjunction with a planned development. Also that staff is recommending a variance due to extraordinary hardship considering this is an existing condition. I do believe that the condition should ALSO acknowledge the reliance by the developer on the existing right of way for ingress and egress per document no 927255.

I find it disappointing that I brought up this very issue at the DAT meeting. All there acknowledged that they were aware of and needed to address the issue as soon as possible. Obviously this did not occur.

Document No. 927255 does provide a right of access to Schroeder Road as designated by the Grantor (Now White Oaks). Although, it states that cost of maintaining the travelable right of way is to be borne equally between the two parties after construction of a route. Also, the Covenants for White Oaks Document No. 2081088, do not acknowledge the use of the private road (OL4) by this property.

Considering that no negotiation has been initiated by the developer with White Oaks, I fully understand that the condition in its current form could affect a negotiation of a revised agreement.

So, if John is acknowledges and is confident the current easement (doc 927255) grants adequate access rights and is okay with the current easement being documented on the face of the plat as the means of access for the parcel (if nothing new is negotiated), I really can't contest that. With that I am willing to change the condition to language as follows:

"Document No. 927255 contains a right of way for ingress and egress to Schroeder Road that serves the lands included in this preliminary plat. Access to a public road is now provided via the private street of White Oaks Lane (Outlot 4) through the plat of White Oaks to Schroeder Road. The preliminary plat is designed so that only Lot 4 will use the current access. The preliminary plat and future final plat shall have a note placed on the face of the plat that Document No. 927255 provides private ingress and egress rights for Lot 4 to the public right of way of Schroeder Road."

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**From:** Parks, Timothy  
**Sent:** Friday, February 07, 2014 10:04 AM  
**To:** [REDACTED]  
**Cc:** Phair, Matthew; [REDACTED] Dailey, Janet; Quamme, Jeff  
**Subject:** RE: 80 White Oaks Ln Comments

## Parks, Timothy

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**From:** Rick Morgan [REDACTED]  
**Sent:** Saturday, February 08, 2014 1:07 PM  
**To:** Phair, Matthew; Parks, Timothy  
**Cc:** [REDACTED]  
**Subject:** White Oak Ridge #2

Mr. Phair and Mr. Parks,

I am a long time resident of Davenport Drive having lived there since 1993. Though I have enjoyed having the woods at the end of the road with its owls, hawks, deer, fox and turkey, I am not against the development as long as it is done with care. I do have a few items that I believe are necessary to make this successful for the developer and the neighborhood. Some of these I expressed at the meeting last month on the project but want to reiterate them here. Unfortunately I am working Monday night and will not be able to attend the hearing so please pass on these comments to the appropriate people.

I believe that the biggest concern for me and my neighbors is the storm water runoff from the new development. While I see that the City is proposing rain gardens and catch basins, these items require maintenance by the homeowners and I am not convinced that they will be maintained properly to deal with the potential problem long term. I believe the ultimate answer is a connection to the storm sewer at the end of Davenport drive and urge the city to place this higher on the priority list to get upgraded. Other approaches need to be carefully considered for short and long term functionality.

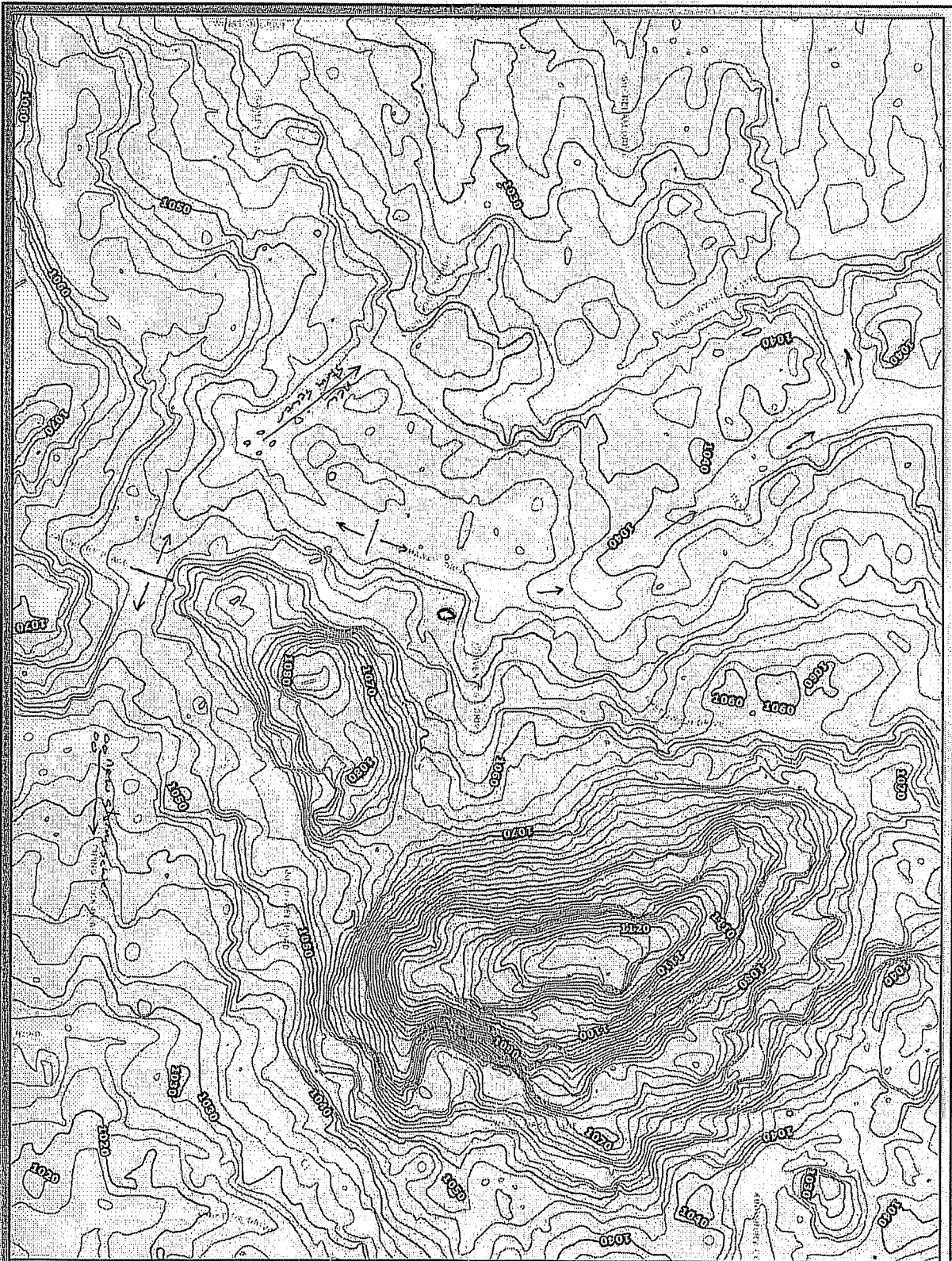
The second thing that I believe is important is tree preservation. This is a nice patch of mature trees that should be preserved whenever possible.

The third item that I believe is important is sidewalks. While I know this only adds to the storm water runoff, we have a lot of walkers and children in the area that could use the safety of the sidewalk. It is also consistent with all the Greentree neighborhood including other cul-de-sacs adjacent to the project.

Thank you for your consideration of these important issues.

Respectfully,  
Rick Morgan

Rick Morgan, President  
Morgan Marketing Partners  
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Madison, WI 53711  
[REDACTED]  
[REDACTED]



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