

## Planning Unit Staff Report

Analysis of the Friends of Cherokee Marsh  
Alternative Development Proposals  
for  
December 18th, 2006 Plan Commission

At the December 4<sup>th</sup>, 2006 Plan Commission public hearing regarding the draft Cherokee Special Area Plan (SAP), Plan Commissioners asked the Planning Unit staff to analyze the dwelling unit and density recommendations that were provided to the Plan Commission by the Friends of Cherokee Marsh. The Friends calculations were presented as an alternative to the City's recommendations in the draft Cherokee Special Area Plan. In addition, the Friends presented a variety of ideas (e.g. encouraging the use of porous pavement) for consideration by the Plan Commissioners.

### Staff Recommendation

*Staff has reviewed the Friends' "From Good to Great" document that was handed out at the December 4<sup>th</sup>, 2006 Plan Commission public hearing. The draft SAP supports the following recommendations which staff believe are generally consistent with the Friends' document:*

- Build as ecologically sound as possible;
- Promote the use of green construction techniques;
- Promote the use of "dark skies" lighting techniques;
- Provide multi-modal infrastructure;
- Incorporate built and natural features that promote community/neighborhood cohesion, while striving to maintain or enhance existing Northside diversity (e.g., age, class, race);
- Encourage the use of native species;
- Promote where appropriate and feasible, use of porous pavement materials;
- Promote, when feasible, construction of neighborhoods and homes that are LEED (Leadership in Energy and Environmental Design) certifiable;
- Avoid to the greatest degree possible, stormwater run-off into high quality wetlands;
- Promote rain gardens;
- Promote outdoor rain barrels;
- Incorporate grey water reuse when ever possible;
- Create recreational, neighborhood and commuter trails segregated from vehicular traffic whenever feasible;
- Encourage where feasible, Community Car service with hybrid vehicles;
- Provide opportunities for children to study and practice ecological principles or issues in natural spaces, gardening areas and so forth.

*Staff recommends that the land use recommendations of the Draft Cherokee Special Area Plan not be amended as proposed by the Friends for the following reasons:*

1. The City's draft Cherokee Special Area Plan (SAP) recommends a total of approximately 723 dwelling units that would be dispersed throughout the six sub-areas (i.e. Hornung Range (sub-area 1), Hornung Woods & Field (sub-area 2), Cherokee Country Club (sub-area 3), Wheeler Triangle (sub-area 4), Fifth Addition (sub-area 5) and the High Hill (sub-area 6)). The Planning Unit finds the development density that would result from the FOCM's proposal to move 271 dwelling units from the Wheeler Triangle, Hornung Range and High Hill sub-areas to the Hornung Woods and Field (271 relocated units + 309 SAP recommended Hornung Woods and Field units = 580 units) would be inconsistent with the recommendations of the City's Comprehensive Plan and the draft Cherokee Special Area Plan. The Comprehensive Plan recommends the area south of Wheeler Road be developed at densities of 0-15 dwelling units per net acre with a range of dwelling unit types and densities (see page 2-26 in the City's Comprehensive Plan). The Hornung Woods and Field area includes 60.8 acres of land with 19 acres of net developable acres in the woods, and 17.3 net acres in the field, with 36.3 net developable acres owned by Cherokee Park, Inc. Like the Comprehensive Plan, the draft Cherokee Special Area Plan recommends that new neighborhoods include a wide range of housing choices (see page 18 of the draft Cherokee Special Area Plan). To accommodate 580 dwelling units south of Wheeler Road, net densities needed, depending on the amount of land developed, range from 16.6 units per acre (35 net acres) to 23.2 units per acre (25 net acres). Further, if all 580 dwelling units are all located in just the Field area (17.3 net acres), which excludes the woodlot, the resulting net density is 33.5 dwelling units per net acre. These densities are significantly higher than the Comprehensive Plan recommendations for this area and higher than the SAP's recommended density of 8.5 dwelling units per net acre overall.

In order to accommodate all 580 dwelling units in the Hornung Woods and Field sub-area 2, relatively large, multi-story, multi-family buildings with a smaller array of other dwelling unit types would be necessary. This is not consistent with the adopted Comprehensive Plan recommendations for this area and the Comprehensive Plan's objective of creating diverse neighborhoods with a wide range of dwelling unit types, densities/lot sizes, prices, and tenures (rental and owner-occupied) (see page 2-26 in the Comprehensive Plan). The high densities proposed by the Friends will necessitate most of the area south of Wheeler Road being devoted to larger multi-family buildings with less of a balance between single-family homes on individual lots and multi-family attached housing as is recommended in the draft SAP. For example, single-family homes in the areas abutting Whitetail Ridge subdivision would need to be in the 5 to 6 dwelling units per net acre range to match the existing homes in the Whitetail Ridge subdivision and provide a transition between existing and proposed development. This low-density transition buffer would require higher densities and larger multi-family

buildings elsewhere in the Hornung Woods and Field sub-area 2 to offset the loss of acreage needed for the low-density transition areas.

2. If all dwelling units are moved from the Hornung Range as recommended by the Friends, it is unclear what would happen to the land if it were changed to open space. There is no preservation plan to preserve or manage these lands and no agreement with the property owner. Would the Hornung Range be purchased? If so, by whom and for how much? These questions remain unanswered.
3. Staff were left with the impression that the Whitetail Ridge Neighborhood Association could support a net density of 11 dwelling units per acre in the Hornung Woods and Field (sub-area 2), and possibly higher depending on what higher density development would mean in terms of building type, size, etc. A density of 11 dwelling units per net acre (as proposed by the Friends) would result in a loss of between 390 (190 units on 17.3 net acres) and 195 dwelling units (385 units on 35 net acres) depending on how much of the area south of Wheeler Road could be developed. Staff does not support a reduction in the overall number of dwelling units. The Cherokee SAP recommends a total of 723 dwelling units throughout the proposed Cherokee development areas and a total of 309 dwelling units in the Hornung Woods and Fields sub-area. If the SAP is followed, no dwelling units would be lost and higher densities in the Hornung Woods and Field sub-area 2 would be avoided.
4. If a net density of 11 dwelling units per net acre is applied to 35 net acres in the Hornung Woods and Field (sub-area 2), 385 dwelling units could be accommodated. The net increase in dwelling units south of Wheeler Road over that recommended in the SAP would be 76 units (385-309 dwelling units). In the Hornung Field portion of the sub-area the SAP recommended density is already 10.8 dwelling units per acre. The Cherokee SAP recommends a total of 723 dwelling units dispersed throughout the proposed Cherokee development areas, with a total of 309 dwelling units in the Hornung Woods & Field (sub-area 2).
5. The Friends' recommended changes to the draft Cherokee Special Area Plan (e.g. reallocation of dwelling units, loss of dwelling units) could jeopardize the Memorandum of Understanding between the City of Madison and Cherokee Park, Inc. as well as the Annexation/Attachment Agreement between Cherokee Park Development, Inc. and the City of Madison. Both documents are based on the recommendations of the draft Cherokee Special Area Plan. Any major changes to the Cherokee SAP, such as those recommended by the Friends, would essentially require the entire planning process to start over. Further, negotiations between the City of Madison and Cherokee Park, Inc. over public land and conservation easement acquisitions would have to start over. These changes could negatively impact the City's ability to acquire over 280 acres of land and conservation easements from CPI, Inc. as is currently included in the MOU.

6. The Friends proposes to restrict development in the Fifth Addition and High Hill. It is unclear how many units would be allocated to the unrestricted areas. Staff recommends that the SAP recommendations for the Fifth Addition and High Hill be maintained. Any substantial changes would require substantial revisions to the SAP, as well as changes to the Memorandum of Understanding between the City of Madison and Cherokee Park, Inc. and the Annexation/Attachment Agreement between Cherokee Park Development, Inc.

7. There has been considerable time and effort spent on this plan in 2005 and 2006. To date, public meetings that were held in 2006 include the following:

February 28, 2006 (neighborhood meeting)

April 25, 2006 (neighborhood meeting)

June 27, 2006 (Plan Commission meeting)

September 18, 2006 (Plan Commission meeting)

December 4, 2006 (Plan Commission public hearing)

December 13, 2006 (Park Commission meeting)

These meetings provided the public the opportunity to review and comment on the CPI, Inc. development proposals and the City's draft Special Area Plan, maps and key land use recommendations.

8. The property owner and draft SAP are following the recommendations of the City's Comprehensive Plan. The SAP represents a refinement and further detailing of the broader recommendations in the Comprehensive Plan. The SAP already restricts development to less area than is recommended in the adopted Comprehensive Plan and will result in City acquisition of over 280 acres of land. The SAP will guide development that is environmentally responsible.

**DRAFT CHEROKEE SPECIAL AREA PLAN (Sub-Area 2 - Hornung Woods and Field)**

Summary of Developable Residential Acres, Dwelling Units and Average Density (CPI lands)

- 60.8 total gross acres in sub-area 2
- 12.0 less street/alley ROW acres
- 8.5 less park, open space and drainage
- 0.8 less water well site
- 3.2 less non-CPI parcel acres
- 36.3** net developable acres recommended for residential use (CPI lands)
- 309 total estimated dwelling units recommended on vacant developable CPI lands
- 8.5 average du per net CPI acre

Net Acres	DU's	DU/Acre
36.3	309	8.5

**DRAFT CHEROKEE SAP  
Sub-area 2 Hornung Field area  
only**

Estimated dwelling units recommended in the Draft Cherokee SAP for the area identified as Hornung Field

Net Acres	DU's	DU/Acre
17.3	186	10.8

**HORNUNG FIELD  
residential units and  
associated densities**

Dwelling unit allocation to developable CPI land recommended for residential use in the Draft Cherokee SAP

Net Acres	DU's (1)	DU/Acre
17.3	580	33.5
17.3	550	31.8
17.3	500	28.9
17.3	450	26.0
17.3	400	23.1
17.3	350	20.2
17.3	300	17.3
17.3	250	14.5
17.3	190	11.0

**WORKING ALTERNATIVE DENSITIES FOR CHEROKEE SAP (Sub-Area 2 Hornung Woods and Field)  
Friends of Cherokee Marsh Alternatives**

Alternative 2B (25 acres)

Net Acres	DU's (1)	DU/Acre
25	580	23.2
25	550	22.0
25	500	20.0
25	450	18.0
25	400	16.0
25	350	14.0
25	300	12.0
25	276	11.0

Alternative 2B (30 acres)

Net Acres	DU's (1)	DU/Acre
30	580	19.3
30	550	18.3
30	500	16.7
30	450	15.0
30	400	13.3
30	385	12.8
30	331	11.0

Alternative 2B (35 acres)

Net Acres	DU's (1)	DU/Acre
35	580	16.6
35	550	15.7
35	500	14.3
35	450	12.9
35	400	11.4
35	385	11.0

Notes:

(1) The Cherokee SAP estimated total of 338 dwelling units for sub-area 2 includes an estimated 29 units associated with a potential redevelopment of non-CPI parcels along Packers Ave at higher densities. Most of these parcels are currently developed at lower residential densities. Estimated dwelling units occurring on CPI land within sub-area 2 would therefore be 309 (338 less 29). The total dwelling units to be consolidated on CPI land within sub-area 2 would correspondingly be reduced from 609 (less 29 units) to 580.

(2) The Cherokee SAP net residential acreage of 39.5 in sub-area 2 is reduced by 3.2 acres in non-CPI parcels associated with the 29 units referenced in Note 1.

**Roll, Rick**

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**From:** Widstrand, Si  
**Sent:** Thursday, December 14, 2006 11:12 AM  
**To:** 'michael forster rothbart'  
**Cc:** McCormick, Dan; Hoffman, Jeanne; Morgan, James; Roll, Rick; Trowbridge, David  
**Subject:** RE: Cherokee plan trail comments

Michael, we distributed your letter and map to the Park Commission last night. They did not discuss it or take any action on it (I think we all forgot in the midst of larger issues).

My recommendation would be to adopt your points 1 and 2 concept for bike paths and bike lanes. These are the kind of major trails that should be on the plan. Exact path locations would depend on wetland issues and ultimate use of the properties.

I oppose 3 because it is in conflict with the preservation and management of the high quality wetland. We are concentrating major access to wetland trails and boardwalks at the north end of Sherman.

I oppose 4 because now we are planning to control access by fencing the property line along the housing, and will not have trails in this area. Since we have created a large buffer, the on-street bike route makes more sense to me.

5 is a good idea for a hiking trail, which we intend to do, but not for a bike trail. We are are not showing any other hiking trails, so I think we should not show this one. SW

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**From:** michael forster rothbart [mailto:mfr@wisc.edu]  
**Sent:** Wednesday, December 13, 2006 3:16 PM  
**To:** Morgan, James; Roll, Rick; Trowbridge, David  
**Cc:** Widstrand, Si; McCormick, Dan; Hoffman, Jeanne  
**Subject:** Cherokee plan trail comments

Jim, Dave and Rick,

At the Plan Commission hearing on the Cherokee plan, we briefly discussed bike routes and recreational trails. Could you please forward the attached map and comments to the Parks and LRTPC commissions for their discussions, as it would be very helpful for Plan Commission to get their input on these concepts.

The Cherokee Special Area Plan proposes a decent network of bike routes and walking trails; however, both of these could be improved. A major problem is the lack of good bike routes connecting the neighborhood to the rest of the city, particularly as traffic on Sherman Avenue increases. Recreational walking trails could be improved with the creation of additional loops.

On the map below I've outlined some suggested improvements. The numbers on the map correspond to numbers below.

1. An excellent bike route to the south could be created by connecting the proposed bike path near Dennis Dr. east and south across Hwy CV to International Lane near the airport. This would provide a connection to Anderson Dr and points east. During the airport expansion project, a railroad ROW was moved and vacated, and this would provide a good place for a bike path.

2. There is a need for bike lanes on or next to Highway CV as an escape route out of the city. I

12/15/2006

understand that the county is already discussing this idea to be included when the road is rebuilt; it would be valuable for the city to show support for this idea by including it in the plan.

3. When the city eventually creates parkland on the peninsula now owned by Maple Bluff, it would be appealing to have a walking trail out to the tip or around the perimeter. Additionally, if it is possible, a lookout point for birders or a boardwalk into the marsh would be a good feature. Depending on stormwater management plans and location of high-quality fens, it may be possible to create a boardwalk that extends north to Subarea 6 (High Hill) once that site is developed.

4. In Subarea 5, a walking trail should connect the BurningWood Way path directly to Cherokee Park. This provides a neighborhood connection into the park without having to exit to Sherman Ave. In addition, such a path should be built before Subarea 5 is developed, to discourage private encroachment into the land the city MOU proposes to buy.

5. There are uplands in this property north of Wheeler Road where a walking trail could be included. Such a trail would connect the bike route on the park access drive to Comanche Way. From there, pedestrians could continue east on private streets in the existing multi-family development, connecting to the proposed Sherman Ave bike path. To make this connection work, the city should retain a narrow portion (8-10 ft) of the street ROW in Subarea 4 (Wheeler triangle) proposed to be vacated.

Thank you for your attention. If anyone has questions, please contact me at [michael@mfrphoto.com](mailto:michael@mfrphoto.com).

Michael Forster Rothbart

Draft

Map 9  
**RECOMMENDED  
 LAND USE**  
 Cherokee Special Area Plan  
 November 2006

- STUDY AREA**  
 CORE PLANNING SUB-AREAS  
**RESIDENTIAL**  
 Low Density Residential  
 Density Range (4-8 du/net ac)  
 Density Range (8-15 du/net ac)  
 Medium Density Residential (16-25 du/net ac)  
**COMMERCIAL/EMPLOYMENT MIXED USE**  
 Neighborhood Mixed Use  
 Industrial  
 Employment  
 Cherokee County Club  
**INSTITUTIONAL**  
**PARK, OPEN SPACE, AND  
 STORMWATER MANAGEMENT**  
 Park, Drainage and Open Space  
 Golf Course  
 Proposed Stormwater Detention  
 \*  
 \*\*\*\*\*  
**POTENTIAL FUTURE DEVELOPMENT AREA**

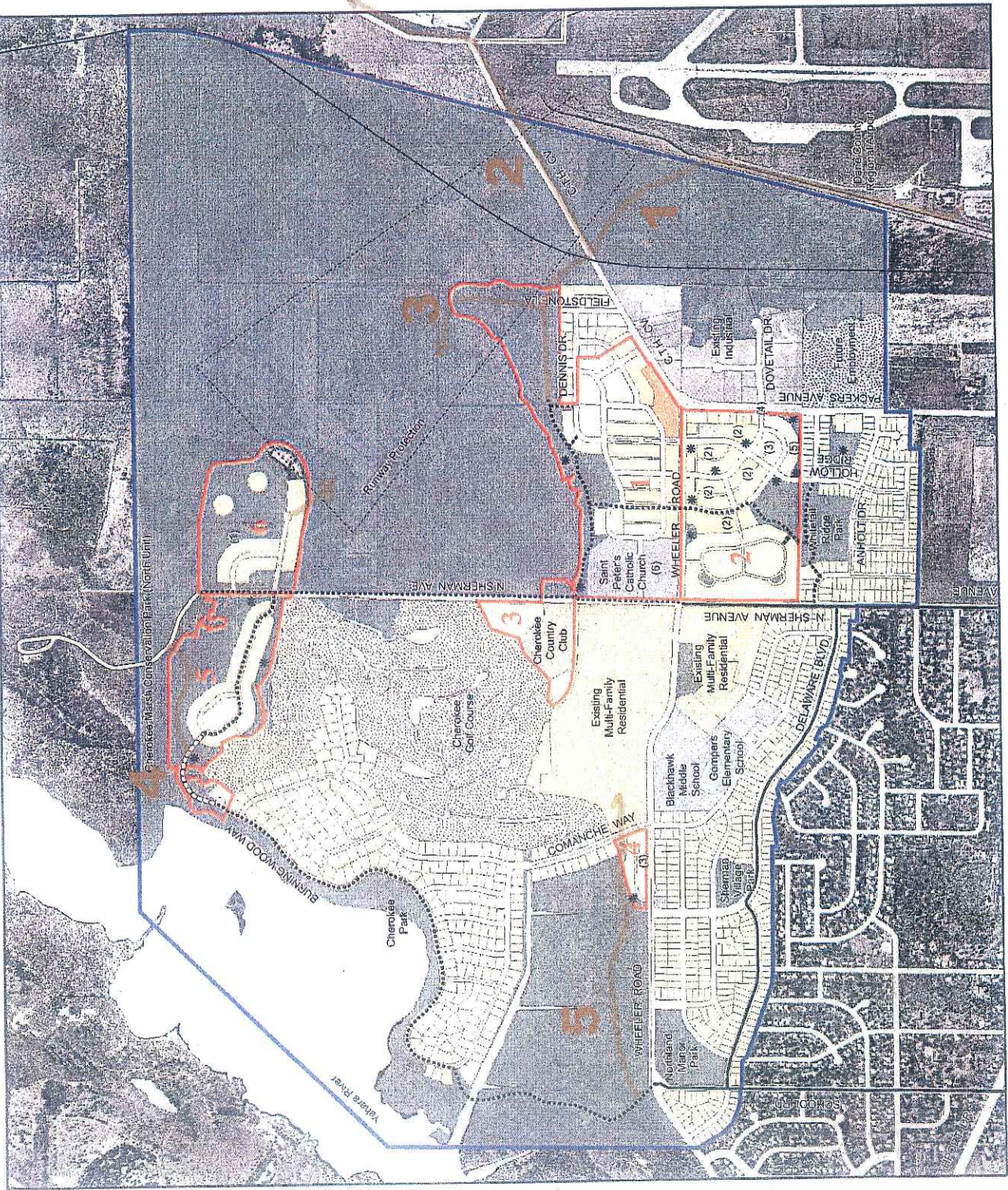
- LAND USE NOTES**  
 (1) It is recommended that there be no additional development on the top portion of the hill. Future developments may be allowed around the lower portions of the hill, but only if such developments are consistent with the existing land use and do not detract from the scenic view and views of the hill from surrounding properties and provide adequate, separate buffers from the existing park property.  
 (City of Madison, Comprehensive Plan)  
 (2) A variety of type and size of structure is sought in these areas.  
 (3) Rowleyville structures are sought in these areas.  
 (4) Street alignment planning will continue to examine a connection to Parker Avenue at Dorettal Drive to a potential open.  
 (5) Single-family detached housing is recommended for this area.  
 (6) The St. Peter's Church (individual use with common) should portions subdivided, total area is 6.15 acre(s) units per acre are recommended.

- STREET ROW (Public and Private)**  
**SPECIAL FEATURES**  
 Runway Protection  
 Railroad Realignment  
 Cherokee Marsh Cons. Park Access Road  
 Trail/Emergency Access Road  
 Existing Bike Routes  
 Proposed Routes, Paths and Trails  
**Additional trail suggestions**

Map Source:  
 City of Madison, Dept. of Planning and Development

City of Madison  
 Dept. of Planning and Development, Planning Unit

Last edited: November 14, 2006





MEMO:

To: Brad Murphy, Rick Roll and City of Madison Plan Commission

From: Michael Basford, Sherman Neighborhood Association Chair

December 4, 2006

I am writing to request a referral for the Cherokee Special Area Plan back to Planning and Development so that staff, the developers and the citizens who will be most affected, can review the alternatives presented by the Friends of Cherokee Marsh.

The Friends' alternatives show a great potential to further mitigate the ecological impacts of development in the area while maintaining enough opportunities for the developers. They may also alleviate some concerns regarding the impact on traffic on North Sherman Ave. (and therefore my neighborhood) that I brought up when I testified earlier this year at the public hearing at the Expo Center.

Extra time should not only be used to review this alternative but to also give the residents of the Whitetail Ridge Neighborhood an opportunity to review the potential impact on their neighborhood. I attended last week's Whitetail Ridge Neighborhood Association meeting and heard concerns about the impact of increased density on the neighborhood. The extra time will allow the developers, city and Friends of Cherokee Marsh to be able to address and adjust to those concerns.

Michael Basford  
Chair, Sherman Neighborhood Association

## Roll, Rick

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**From:** Murphy, Brad  
**Sent:** Monday, December 04, 2006 12:08 PM  
**To:** Roll, Rick  
**Subject:** FW: Cherokee Marsh

fyi

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

**From:** Rosie&Larry Meinholzhochman [mailto:meinhoch@hotmail.com]  
**Sent:** Monday, December 04, 2006 8:04 AM  
**To:** Murphy, Brad  
**Subject:** Cherokee Marsh

I am unable to attend tonight's Cherokee Marsh meeting.  
I support a plan that best protects the Wetland District and preserves the environmental corridor.  
Thank you for this opportunity to discuss these important issues. I have read the draft plan and hope to participate in the future.

Rose Meinholz  
4413 Travis Ter.  
Madison, WI 53711

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<http://clk.atdmt.com/MSN/go/msnnkwme0020000001msn/direct/01/?href=http://get.live.com/messenger/overview>

**Roll, Rick**

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**From:** Madison Audubon Society [masoffice@mailbag.com]  
**Sent:** Thursday, November 30, 2006 12:03 PM  
**To:** Roll, Rick; Murphy, Brad  
**Subject:** Cherokee Marsh Development Plan - comments

**Date:** 30 November 2006  
**To:** City of Madison Plan Commission members and staff  
**From:** Madison Audubon Society

**Re:** Cherokee Marsh Development Plan

Please provide the following comments to any committees holding hearings on the proposal and to the council, as appropriate.

\*\*\*\*\*

Madison Audubon Society favors adoption of the City of Madison proposals and plans related to Cherokee Marsh and Cherokee Park Inc.

\* We represent over two thousand members in Madison and surrounding areas who have helped to purchase, preserve, and restore hundreds of acres of local wetlands and prairies.

\* We represent many more members of the public who are active users of local outdoor resources, concerned about water quality and ecosystem management, and who support public efforts to maximize preservation of our shared investment in remaining natural areas.

\* We support the efforts and public input provided by the Friends of Cherokee Marsh and the Upper Yahara River on this issue.

\* The following points are particularly important.

(1) This plan will help to serve the public interest and achieve important environmental goals for the upper Yahara watershed, rare fens, birds, and wildlife.

(2) The plan recognizes legitimate scientific concerns about the necessity to preserve large blocks of marsh and surrounding upland and woodland ecosystems for life cycle behavior.

(3) The plan will preserve publicly managed natural conservancy areas by significantly expanding the acreage, which will help enhance the many benefits to citizens and families.

(4) And the plan will focus plans for housing development at locations adjacent to existing street access and service infrastructure and minimize impact on sensitive runoff areas.

We recognize there will be some room for improvement in the details. While Madison Audubon would prefer to see no development in the area known as the 5th Addition and would support concentrating more of the development in areas furthest from the marsh with stronger runoff restrictions, the plan as proposed will restrict the impact. Most importantly, the plan contains restrictions to help assure both expanded restoration and limited development are done in an environmentally sound manner

with opportunities for further public input related to detailed implementation plans and approvals.

Therefore Madison Audubon Society recommends that the City of Madison approve and proceed with the Cherokee Marsh revised Special Area Plan, Annexation Plan and Memorandum of Understanding.

Sincerely,  
Joanne Herfel

--

Joanne Herfel, President  
Madison Audubon Society  
222 S Hamilton St, Suite 1  
Madison, WI 53703-3201  
608/255-BIRD (2473)

--*Making Time for Birds*

**Roll, Rick**


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**From:** Ethington, Ruth on behalf of Planning  
**Sent:** Monday, November 27, 2006 7:41 AM  
**To:** Roll, Rick  
**Subject:** FW: Cherokee Special Area Plan - November 2006

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**From:** Rick ZYNDA [mailto:satideas@msn.com]  
**Sent:** Tuesday, November 21, 2006 5:23 PM  
**To:** Planning  
**Subject:** Cherokee Special Area Plan - November 2006

A section of the plan (p. 27) discusses the "traffic calming" options, which have been marked by white paint, at the intersections of N. Sherman & Wheeler, and Wheeler & Comanche Way. We have concerns about installation of these concrete islands at the 2 locations. Currently, during rush hours, and also other times of the day, both lanes are necessary for traffic traveling east on Wheeler - one lane for vehicles going straight across the intersection or turning left, and the other for turning right, onto N. Sherman. A barrier at that location would cause traffic to back up, for no apparent reason, as there is no concern of speed control at the 4 way stop. We see no positives, only negatives.

The island drawn at the Wheeler & Comanche intersection appears to be too close to the intersection, when considering that vehicles turning left from Comanche onto Wheeler from the Cherokee Park Neighborhood, would be required to make a wide turn to get around the barrier. This is would be a difficult turn to make in the winter, when ice and snow are on the road, as the turn is uphill and currently a struggle for most of us. The barrier would certainly make the turn much more difficult, if not impossible, especially for light weight vehicles.

Please reconsider these options, as it would be a waste of tax dollars to install the barriers, only to remove them a few months "down the road". Thank you for your consideration of these comments.

Rick & Casey Zynda  
 5410 Comanche Way

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Date: Mon, 20 Nov 2006 15:55:58 +0000  
 From: cherokeeneighborhood@yahoogroups.com  
 To: cherokeeneighborhood@yahoogroups.com  
 Subject: [cherokeeneighborhood] Digest Number 63

Cherokee Park Neighborhood Association

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## Update on Cherokee Development

**Posted by: "Dayna Dalton"**  
**[daynasue@charter.net](mailto:daynasue@charter.net) [dayna dalton](#)**

**Sun Nov 19, 2006 2:58 pm (PST)**

On November 15, the City Plan Commission released a new Special Area Plan for development in the Cherokee area. The plan and maps can be found at:


<http://www.cityofmadison.com/planning/plan.html>

The plan will be introduced at the Common Council meeting this Tuesday (11/21).

The Plan Commission will hold a public hearing on the Special Area Plan on Monday, 12/4 at 5:30.

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**Roll, Rick**

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**From:** Ethington, Ruth on behalf of Planning  
**Sent:** Monday, November 27, 2006 7:41 AM  
**To:** Roll, Rick  
**Subject:** FW: Cherokee Special Development Plan

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**From:** Lido Harbour Towers [mailto:lidoharbour@charter.net]  
**Sent:** Wednesday, November 22, 2006 1:55 PM  
**To:** Planning  
**Cc:** jmcmillan@matcmadison.edu  
**Subject:** Cherokee Special Development Plan

City Planning Personnel:

In reviewing your plan for development, we have noticed several problems which need attention. While traffic "calming" and the proposed methods of implementation is a concern we are quite certain that several of our neighbors have already raised that issue.

**Another area of great concern regards the 65 DNL reported by the airport and their request for "avigation easements" on all parcels in the development area. We strenuously object to this request and ask that the request be denied for the following reasons.**

1. The airport noise level has increased precipitously in the last 3-5 years. During our 20+ years living on Comanche Way we were seldom bothered airport noise. Now, it is frequently bothersome. It's hard to believe that the DNL is only 65. We wonder when the airport conducted that study. The noise is currently very high during normal flight hours (6 AM to 10 PM). The averaging method undoubtedly lowers the number, but does not affect the real noise level during normal flight hours. The noise level definitely has become a "quality of life" issue for those of us that live in the area.

2. The increase in noise levels will undoubtedly affect the wildlife in the Cherokee Marsh area. The nesting of the sandhill cranes, loons and other species will be affected by the noise produced by the airport. Easements will only condone and encourage more airport noise.

We strenuously object to an airport noise easement and **equally strenuously encourage airport noise abatement to be part of the area plan.**

Thank you,

Blair McMillan  
Joy McMillan

---

**From:** Lido Harbour Towers [lidoharbour@charter.net]  
**Sent:** Wednesday, November 22, 2006 1:55 PM  
**To:** Planning  
**Cc:** jmcmillan@matcmadison.edu  
**Subject:** Cherokee Special Development Plan

City Planning Personnel:

In reviewing your plan for development, we have noticed several problems which need attention. While traffic "calming" and the proposed methods of implementation is a concern we are quite certain that several of our neighbors have already raised that issue.

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**We strenuously object to an airport noise easement and equally strenuously encourage airport noise abatement to be part of the area plan.**

Thank you,

Blair McMillan  
Joy McMillan



**Roll, Rick**


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**To:** Janet Battista  
**Cc:** Murphy, Brad  
**Subject:** RE: Cherokee Marsh Development Comments

Hi Janet: I hope you are feeling better. Are the comments below the same as those Jon and Ellen presented to the Plan Commission? Please advise.

Thanks

Rick

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**From:** Janet Battista [mailto:janet@grammata.com]  
**Sent:** Monday, December 04, 2006 9:29 PM  
**To:** Roll, Rick; Murphy, Brad  
**Cc:** 'Ellen Barnard'; Jonbecker@aol.com; 'Jan Axelson'; 'Hammes, Don'  
**Subject:** Cherokee Marsh Development Comments

Dear Mr. Roll and Mr. Murphy,

I was not able to attend the public hearing on the Cherokee Marsh Development this evening, but would like to submit these comments.

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As a devoted visitor to Cherokee Park and retired environmental scientist, I wholeheartedly support the Memorandum of Understanding, the Annexation Agreement and the Draft Special Area Plan for the proposed Cherokee Marsh Development. Thank you for your time and effort in making them come to pass. I am particularly struck by the language of the Draft SAP that indicates sensitivity to the important function Cherokee Marsh plays in the Yahara Watershed.

Regarding stormwater management -

I wholeheartedly support the stated SAP goal of preventing stormwater runoff/discharge from affecting the marsh. I would like to suggest that the Eco-Alternate Development Plan developed by the Friends of Cherokee Marsh and Upper Yahara Watershed (FOC) would help achieve this goal by eliminating the need for additional detention basins where they could overflow into the marsh. This scenario would be possible if the residences currently planned for the area north of Wheeler Road (east of Sherman Avenue) are instead added to the development area south of Wheeler Road.

In addition, the existing stormwater flow path should be directed elsewhere than the marsh area.

Regarding groundwater extraction -

Earlier, Montgomery & Associates presented an analysis of the effects of additional pumping at Municipal Well UW-13 to serve the water needs of new residents. Because the regional hydrogeological model developed by the Wisconsin geological survey (WGNHS) and the USGS has not been updated or fine-tuned for the Cherokee Marsh area, the analysis was necessarily preliminary. The bottom line is that we do not know whether increased pumping at UW-13 will impact Cherokee fens, springs or wetlands generally. Evidence from other Madison municipal wells located near the lakes strongly suggests that there will be negative consequences to at least parts of the wetland environment.

The City should engage Wisconsin Survey (WGNHS) geologists, private consultants, or university students, to install strategically placed monitoring wells for water level measurements in order to establish baseline conditions, and later, to determine whether surface water is being drawn down to supply residents. An informed decision could be made to switch pumping to another municipal well (UW-7) should wetland features be compromised.

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We recently learned that the Madison Water Utility and other agencies are likely to fund updating the hydrogeological model. Results from the new model should be used periodically to assess potential impacts to the marsh as the number of new residents in the area grows over time.

As proposed in the Eco-Alternate Development Plan, it would be most helpful if water usage in the area were limited both through the use of water efficient appliances, and by creation of native landscapes to minimize the extent of water-dependent lawns.

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Thank you for meeting with Ellen Barnard, Jon Becker and myself on Wednesday to discuss details of the FOC Eco-Alternate Plan and our water management concerns.

Sincerely,

Janet Battista

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12/5/2006