

CRANES

Capital Region Advocacy Network for Environmental Sustainability

On behalf of its member organizations and individuals, advocating collaboratively for the environment of the South Central Wisconsin region (eight counties: Columbia, Dane, Dodge, Green, Iowa, Jefferson, Rock and Sauk) toward a high quality of life; an ecologically sustainable and just culture; and, the celebration of the beauty of this place, both natural and built.

VISION

The Capital area's environment, including water, land, and air resources, will be conserved or restored to ensure the region's quality of life and the beauty of this special place, for all who live or visit here, now and in the future.

PARTNER ORGANIZATIONS

Earth/Art Resources
Friends of Cherokee Marsh
Friends of Pheasant Branch Conservancy
League of Women Voters - Dane County
Madison Audubon Society
Sierra Club - Four Lakes Group
W. Dane Coalition for Smart Growth & Environment
West Watubesa Preservation Coalition

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A Wisconsin Non-Profit [EIN 26-4056421]
Fiscal Agent
River Alliance of Wisconsin
A Tax-exempt 501(c)3 Non-profit
WisconsinRivers.org

PRINTED ON RECYCLED PAPER

16 May 2011

City of Madison Plan Commission
ATTN: Nan Fey, Chairperson
215 Martin Luther King Jr. Blvd., Suite LL100
Madison, WI 53703

SUBJECT: *Amendment of Comprehensive Plan / Cherokee Special Area Plan*

The *Capital Region Advocacy Network for Environmental Sustainability* (CRANES) requests that the Plan Commission elect to include our 21 March 2011 request for amendment of the Cherokee Special Area Plan (CSAP) on Track 2 of the Comprehensive Plan Map Amendments for formal evaluation and consideration.

Our request was made for environmental reasons, primarily related to uplands habitat, which were brought before the City in 2006 as the Cherokee SAP was under discussion. However, since that SAP was adopted by the City Council in January 2007, there have been significant changes in local precipitation, a trend that experts predict will continue and accelerate in coming decades. These new, record precipitation events and the related future precipitation trends have important ramifications for even the low-density (8-15 du/ac) development envisioned for almost all of Subarea 1 and all of Subarea 6 in the SAP.

There would be even more ramifications from any proposal for high-density development in these two Subareas. Just such a proposal is embodied in a different Track 2 Comprehensive Plan amendment, requested by Cherokee Park Inc. (CPI), which also comes before the Plan Commission tonight. That proposal requests up-zoning by several categories to allow an institutional campus that will increase density to 32-36 du/ac, while vastly increasing the amount of impervious surface (compared to the envisioned low-density residential for this area of the SAP). The proponents may argue tonight that the proposal 149 units of apartment/assisted-living facility have less impact, because seniors will live there, but the 2007 Cherokee SAP already envisioned a 55+ community, with any required government services delivered there by the county, so a fairly similar level of environmental impact was already anticipated when all agreed that low-density was appropriate for an area so close to such a stormwater-sensitive natural resource. What will be different are the requisite institutional infrastructure and staff environmental impacts of a 24-hour assisted living facility, which are significantly different from what was envisioned in the SAP.

So the CRANES proposed amendment for down-zoning actually deviates far less from the Cherokee SAP than does the CPI's proposed amendment, while responding to important changes since that SAP was approved in 2007.

Recently CPI has made an interesting informal, verbal proposal regarding a change in the siting of the senior facility. CPI requested that CRANES support this new proposal before the City, and also withdraw our amendment request, but we were unable to agree to that request by tonight. CRANES is discussing this new proposal with its various partner organizations, to reach consensus. We also want to honor the support for our proposed amendment, which has drawn petition signatures from almost 400 people, so must assure there is an adequate public participation plan, with consideration by Northside neighborhood groups. In any event, the new CPI proposal will also require a Comprehensive Plan amendment, assuming the City Council adopts the Cherokee SAP as a Track 1 amendment tomorrow night.

In light of all the above, CRANES recommends that the Plan Commission tonight approve our Comprehensive Plan map amendment request for Track 2 consideration.

Circulate & relay to Kevin → P.C. 16 May 2011

Protect essential upland habitat; preserve Cherokee Marsh, one of just 100 Wisconsin Wetland Gems!

Dear City of Madison Mayor and members of the Plan Commission:
 I recently learned that Independent Living has requested an amendment to our City's Comprehensive Plan, to allow construction of apartment buildings and a senior facility adjacent to Cherokee Marsh.

I think there is good reason for the City to deny this request outright. It would require a major change in the Cherokee Special Area Plan, which was forged by extensive citizen input and public compromise just four years ago.

- Fortunately there are site alternatives not far away, which would be more appropriate, and a better fit with Madison's tradition of high quality urban planning. One 21-acre parcel is:
- closer to existing urban amenities and public facilities; better served by transit for 2nd or 3rd shift workers;
 - at a location where a neighborhood association and other Northsiders wanted this facility, and would still welcome it; and,
 - available at a reduced price, from an owner willing to work with the City on a solution providing a more frugal use of public funds.

I am especially concerned given the Marsh's sensitive ecology. The CRANES* have proposed an approach that allows restoration of this last remaining upland habitat south of the Marsh, for addition to existing public lands.

This WIN-WIN-WIN proposal saves Nature's value for the future generations, while preserving all the same economic benefits and jobs for Madison's Northside.

I urge you to deny Independent Living's request for amendment of our City's Comprehensive Plan.
I support the CRANES proposal and urge you to adopt it.

	Name	Street	City	Phone	Email
1	Sarah Mamski	410 Ridge Street	Madison	608 395 9748	Sarah@CranesInc.com
2	Martin Alvarez	1421 Pleasure Dr	Madison	608 242-5353	malvarez@northside.com
3	D. Givens	4216 Mandrake Rd	Madison	608 884 7822	deena@marion.com
4	John Bauer	4216 Mandrake Rd	Madison	608 506 6094	
5	Erica Friedle	6956 Country Lane	Madison	608 846-7099	erichman@cranes.com
6	Peter Kibbenburg	5029 Shepleyton Av	Madison	262-825-8133	kloppenburger@cranes.com
7	Ron Hasslinger	223 Cedar Dr	Oregon	608-291-0223	Ron.H
8	Jim Abraham	6909 Walden Way	Madison	608-271-4321	
9	Melissa Sargent	1638 Mayfield Ln	Madison	608 220 2273	melissa@cranes.com
10	Devik Sargent	1638 Mayfield Ln	Madison	608-244-5995	devinsargent@cranes.com

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	Name	Street	City	Phone	Email
1	Nancy J. J. J.	5640 The Lakeside Dr	WATERLOO	847-9533	nancyjubilee@yahoo.com
2	DOUG K. VETROVICH	702 N. MELVINE ST	PORT WASHINGTON	262-416-2921	DICKVETROVICH@CIVIC.COM
3	JANICE ALVARIZZA	6501 WICKSBURG RD	MADISON	608-279-7971	
4	LOIS KARN	65 CHEWKEE CIR #203	MADISON	608-242-0110	
5	CONSTANCE LEBLEY	1533 COMANCHE GLEN	"	(608) 241-2468	
6	MARY LAMBERT	5401 South Ridge way	Middleton	833-6139	marylsl@yahoo.com
7	PATRICIA ALLEN	1332 S. Thompson Dr	Madison	608-467-6004	
8	TERRY FRITZER	1499 LAKE VIEW AVE	MADISON		
9	Jane Carver	2301 Monroe Tr	"	608-467-2662	Jcarver@wisc.edu
10	SIANE FRANK	9 BURNING WOOD CT	MADISON	608-442-1686	sianefrank@aol.com

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2	Lynette Dandel	1846 Kopf Ave	53704	244-2858	bigpawzi@gmail.com
3	Katy Reeder	4064 Timber Ln	Cross Plains	235-4446	vote@charter.net
4	Jeremy Gosnell	1234 E. M. Fin St Apt 14	Madison	501-358-9092	j.gosnell@gmail.com
5	Dee-ay Ryar	777 University Ave #1423 53706	Madison	608-469-8232	risan@defendpublic.com
6	Jim Muefler	4064 Timber Lane	Cross Plains	608-333-4589	Jim.muefler@charter.net
7	Wynne Thomas	5703 Winnegoth Pl	Monona	608 227-4247	billt5903@yahoo.com
8	Jack Kloppenbours	2318 Ronky Ave.	Madison	231-3058	jackklopp@wisc.edu
9	Elizabeth Carlson	7404 Cedar Grove Rd.	Sauk City WI	608 370 2118	scarlett@70gmail.com
10	BARRY HUSA	5029 Shboygan	Madison	608 442 5770	

→ P.C. 16 MAY 2011

Circular

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