

December 1, 2008

Dear Mr. Firchow:

I am writing to express my opposition to the proposed rezoning from C2 to C3 of the vacant property located at the corner of High Crossing Boulevard and Nelson Road. I reside in the Patriot Hill Condominium complex, which is located approximately 600 feet south of the proposed rezoning site.

The request for rezoning was made to allow for the construction of a 45,000 square foot auto dealership. As you are aware, the Planning Commission adopted the Nelson Road Neighborhood Development Plan in 1992. Under this plan, the subject property was zoned C2 (General Commercial District) for Office/Service use. The basis for this classification was the residential zoning of the adjacent land to the south. Currently, there are 3 residential developments in that area: Patriot Hill Condominiums, Stoneridge Point Condominiums and The Madison (an apartment complex). Combined, these communities are home to hundreds, perhaps thousands, of families, residents and taxpayers of the city of Madison.

My opposition to the proposed rezoning is based on the following concerns:

Traffic: An estimated 4,400 individuals will be visiting the dealership each month, causing a sizeable increase in traffic. This figure, which was calculated by the owners of the subject property, does not include the number of semi trucks delivering retail vehicles. The main entry to the dealership will be via High Crossing Boulevard and located 500 feet south of Nelson Road. Due to an existing median stretching from Cross Hill Drive to the Nelson Road intersection, the only manner to enter the site from High Crossing Boulevard is to make a right turn. Vehicles traveling south on High Crossing Boulevard will need to make a U-turn at Cross Hill Drive (the first cut-out) and double back. This cut-out at Cross Hill Drive is the only direct access that the residents of the 3 communities have to High Crossing Boulevard. Even in the absence of this potential increase in traffic, turning left onto High Crossing Boulevard from Cross Hill is tenuous due to a rise in the road. Having to "compete" with drivers attempting to make a U-turn will exacerbate this hazardous condition. Additionally, drivers who exit the dealership onto High Crossing Boulevard will only be able to turn right. Those people wishing to travel southbound have no clear, efficient or commonsensical manner in which to do so, as U-turns are prohibited at the intersection of High Crossing Boulevard and Nelson Road and northbound High Crossing Boulevard feeds directly into Highway 151 after passing that intersection.

Noise: The dealership plans to build a 1,750 square foot car-washing facility, which has been noted by the City Traffic Engineer as a potential noise issue due to the drying equipment. Too, a large number of service bays will be located at the rear of the building, facing the residential properties. The use of air tools, such as pneumatic drills and compressors, and other mechanical equipment will generate a substantial amount of noise.

Lighting: It is customary for auto dealers to keep their lots well-lit at all times. The dealership will be located at the crest of a hill overlooking Patriot Hill and The Madison, providing a clear and direct path for the light to shine, all day and all night, onto the adjacent residential developments.

Hours: The dealership plans to be operating in some capacity (services and/or sales) for 14 hours a day Monday-Friday and 9 hours on Saturday, beginning as early as 7 am and ending as late as 9

pm. The noise and traffic will be an issue during a significant portion of the day, with little reprieve.

Finally, the distinction between C2 and C3 classifications, detailed in the Zoning Code, is clear: As defined in Sec. 28.09(3)(a), a C2 General Commercial District is “located **in relative proximity to residential areas...**” A C3 Highway Commercial District, however, is “...in areas **away from residences...**”, per Sec. 28.09(4)(a).

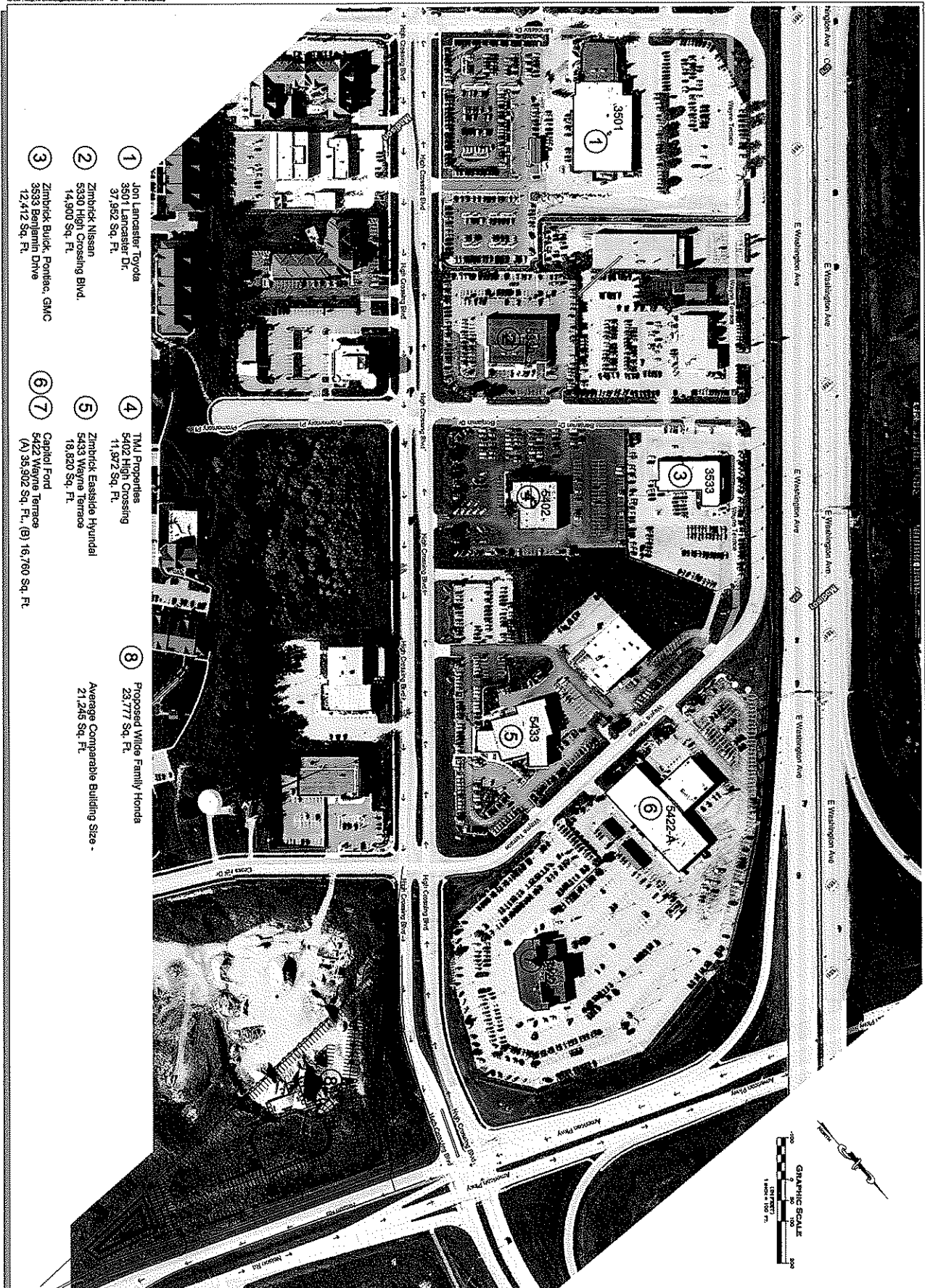
The intent of the 1992 Nelson Road Neighborhood Development Plan was to provide for a gradual transition from less-intensive commercial zoning to residential zoning, which is the design of a C2 classification. C3 zoning is more intensive commercial development and the transition to residential zoning is abrupt and disjointed.

I urge the Commission to uphold the original Nelson Road Neighborhood Development Plan.

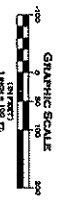
Sincerely,

Chris Cione
5426 Patriot Drive
Madison WI 53718
608.658.0520

0007 PHOTO DAMAGE/2/08/12/12 PM 34 6267495645



- ① Jon Lancaster Toyota
3501 Lancaster Dr.
37,982 Sq. Ft.
 - ② Zimbrick Nissan
5330 High Crossing Blvd.
14,900 Sq. Ft.
 - ③ Zimbrick Buick, Pontiac, GMC
3533 Benjamin Drive
12,412 Sq. Ft.
 - ④ TMI Properties
5402 High Crossing
11,972 Sq. Ft.
 - ⑤ Zimbrick Eastside Hyundai
5433 Wayne Terrace
18,820 Sq. Ft.
 - ⑥ Capital Ford
5422 Wayne Terrace
(A) 35,902 Sq. Ft., (B) 16,760 Sq. Ft.
 - ⑦
 - ⑧ Proposed Wilde Family Honda
23,777 Sq. Ft.
- Average Comparable Building Size -
21,246 Sq. Ft.



PROJECT TEAM	SCALE	DESCRIPTION	DATE
DESIGNER: A. HONCHAK	1" = 100'		10/22
PROJECT MANAGER: A. ELLER			
POLICE INSPECTOR:			
ENGINEER:			
CAD TECHNIQUE:			

PROPOSED IMPROVEMENT PLANS FOR
PROPOSED WILDE FAMILY HONDA
 MADISON, WISCONSIN
COMPARABLE BUILDING SIZES IN VICINITY

CSE
 CAPITOL SURVEY & ENGINEERING, LLC
 500 SOUTH CAROLINA STREET, SUITE 100
 MADISON, WISCONSIN 53704
 PHONE: 608-261-8800 FAX: 608-261-8810
 WWW.CAPITOLSURVEY.COM

DATE: 08/28/2008	PROJECT NO.: 08000
DRAWN BY: SHEET NUMBER	