

June 15, 2009

Members of the Plan Commission  
City of Madison  
210 Martin Luther King, Jr. Blvd.  
Madison, WI 53703

Subject: Shadywood Neighborhood Development Plan

Dear Plan Commission Members:

Ms. Diane Kammer asked to me write the following to you on her behalf. Diane Kammer owns approximately 15 acres of land in Phase B of the subject plan. Separately and independently as a City of Madison Resident, I also support the points outlined in this letter.

In general, we support the Shadywood Neighborhood Development Plan, the designated green space and the Ice Age Trail, which has been mapped for twenty or more years. Diane Kammer is interested in selling her property to developers in the short-term as a way to pay for medical bills, multiple disabilities and fund her self-employed retirement.

There are five areas of concern.

1. Ms. Kammer takes exception to the ped/bike path that is shown on the Southern edge of her property (circled on the attached map) for the following reasons:
  - a. it consumes over one acre of developable property, which is a future tax base for the city as well as a liability in terms of maintenance.
  - b. it parallels city streets and sidewalks, which can be used for bicyclists and pedestrians.
  - c. it parallels the proposed Ice Age Trail.

Members of Long Range Transportation and Park Commissions were receptive to our presentation, which we also made before the Plan Commission. They discussed that the proposed Ped/Bike Path was redundant, did not provide new or needed connection, and that city streets were adequate, if not desirable, for bicyclists. We heard no objections to our proposal at any of the three commission meetings that we presented before. We ask that the Plan Commission request that the entire ped/bike path from Woods Road to Mid Town Road be removed from the plan for all of the above reasons. If for some reason it is determined that the ped/bike path is reasonable and appropriate, then we request that it moved South into the space that has already been designated as green space in the plan rather than consume developable and taxable property.

2. We strongly support the current mapping of the Ice Age Trail. We found the volunteers to helpful, informative and easy to communicate with. Ms. Kammer was made aware of the Ice Age Trail in real estate disclosures when she purchased her land 25 years ago. I learned about the Ice Age Trail in the mid 90's when I was interested in purchasing a parcel within the planning area. The Ice Age Trail has been

widely known to all landowners in the area for many years, although some have portrayed the Ice Age Trail as a big surprise. Anyone who purchased land recently was certainly made aware of the Ice Age Trail on the legally required real estate disclosures, yet it is these same folks who have recently purchased or inherited land that are objecting to the plan largely on the basis of the Ice Age Trail passing through properties.

In addition, the contention that the Ice Age Trail can be relocated (“relocate trail”) onto adjacent properties or onto property lines where there are no glacial features is an oxymoron. At least one owner suggested that the current mapping of the Ice Age Trail through a piece of land with the richest glacial features be mapped (moved) onto Ms. Kammer's property, which is currently farmed. This suggestion is a tribute to a lack of understanding of the uniqueness of the glacial features where the trail is currently mapped.

3. Recently, Town of Verona Residents voted against a proposed merger with the City of Verona. One of threats used in favor of the merger during the public hearings was that the City of Madison would annex the land--the subject of the Shady Oak Development Plan. Despite the threat, town voters spoke loudly and clearly by rejecting the merger. Now, one owner raises the objection to the plan based on the land being in the Town of Verona. The objection is irrelevant based on the many public hearing about the merger and the vote by town residents favoring the chance that the land would be annexed into the City of Madison.

4. The use of fear mongering by some owners, their representatives and elected officials is shameful. Use of terms such as “reverse condemnation,” “eminent domain,” “lack of trust in government” by elected officials to suggest to owners that their lands will be taken if the plan is approved have been used throughout commission meetings and behind the scenes. We recently heard a rumor that those who have land designated as green space will be given \$300 per acre. The Commission needs to address these misconceptions that have been put forth by certain owners, who appear to have ulterior motives for delaying approval of the plan. Each landowner has the right to sell his or her property for fair market value whenever they choose. Fair market value is determined by the value that adjacent developable property has sold for or is assessed for.

5. City Staff and some landowners have suggested that the development time frame is 10 or more years. They could just have easily suggested that the development time frame is within a five-year period with certain situations prevailing. For example, an unexpected change in the personal situation of those farming could make farmland available for development in the short term. Changes in the local economy or the political makeup in the City and County could accelerate plans for water and sewer services. The contention that nothing is going to happen for a long time is speculative and should not be used as a reason to delay approval of the plan.







Sincerely yours,

Joseph E. Campana  
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Diane Kammer  
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Verona, WI 53593

# Map 8: Transportation Plan

Shady Wood  
Neighborhood Development Plan  
March 2009

-  Marked Bicycle Lane
-  Local Through Street for Bicyclists
-  Pedestrian-Bicycle Path
-  Existing Ice Age Trail
-  Conceptual Ice Age Trail
-  Conceptual Trail Access Connection

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