

## Parks, Timothy

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**From:** Phair, Matthew  
**Sent:** Friday, February 07, 2014 11:48 AM  
**To:** Parks, Timothy  
**Subject:** FW: Public Hearing

Please provide to PC

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**From:** allen youngwood <~~allenyoungwood@gmail.com~~>  
**Sent:** Sunday, January 26, 2014 11:53 PM  
**To:** Phair, Matthew  
**Cc:** Greentree Neighborhood Assn Board; Jackie Woodruff  
**Subject:** Re: Public Hearing

Hi Matt.

Even though I am not someone who is directly affected by the proposed development, I want to give some feedback about the project as presented at the meeting Thursday evening. (I am speaking only for myself, not the GTNA Board.)

My general impression was that City staff, while knowledgeable and professional, is not looking at this proposal as an opportunity to help correct existing stormwater deficiencies, but is just concerned with accounting for the consequences of the development itself. I would like to see the City be more proactive in this regard, and at least look at building in some redundancy and safeguards. After all, we are talking about development on steep to very steep slopes. I have not looked into applicable City regulations (steep slopes overlay zone?) to see if they require extra consideration for development on steep slopes, in particular for erosion control, but hopefully they exist.

Given the information presented by property owners to the north, Lot 1, and perhaps Lot 2 could be problematic for Davenport Road residents. Will the stormwater management plan(s) for those lots be responsible for on-flow from the north? If the plan(s) simply route downspout water to rain gardens, that doesn't take into consideration potential changes in the volume, rate and direction of stormwater flow across the property caused by house and hardscape.

Relying on rain gardens to be well maintained and operate at a high level of effectiveness over time seems insufficient. I would like to see the City go beyond ordinance specs and build in some redundancy, so there is some certainty that the potential for things to get worse is reduced to a minimum, occurring in only extremely unusual events. Perhaps some sort of water catchment/rain sink in the center of the cul-de-sac could be designed. (The median of Barton Road just east of Rae Lane comes to mind.) There are a number of cul-de-sacs in the City with landscaped mounds at the center, why not a sink? Perhaps the opportunity for such a mitigation is diminished by the smaller bubble, but I think it is still worthy of consideration, even if it means a slightly bigger bubble.

Likewise, I think it is of little comfort to neighboring residents that the City has "after the fact" legal recourse for stormwater plan/rain garden neglect. Residents get to live with the consequences, while the legal process plays itself out. Perhaps people who build on these lots (and subsequent owners) should be required to post a bond.

Lastly, sort of an outlier question. From a distance, the new plan did not appear to have an easement for a driveway from the McLeod house to Davenport Road. Is it certain that access through White Oaks would remain?

Thanks for the opportunity to comment on this project.

Allen Youngwood

On Thu, Jan 23, 2014 at 1:14 PM, Phair, Matthew <[district20@cityofmadison.com](mailto:district20@cityofmadison.com)> wrote:

Hi again,

I just heard from Planning...the proposal will be scheduled for a public hearing of the Plan Commission on February 10th and go to Council for final approval on February 25th.

Again, please pass this info. on.

Thanks,

Matt

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**From:** Phair, Matthew  
**Sent:** Thursday, January 23, 2014 11:37 AM  
**To:** Sarafiny, Jane; [REDACTED]; Greentree Neighborhood Assn Board; Joe Padgham  
**Cc:** Opitz Management, Inc.  
**Subject:** FW: Public Hearing

Hi all,

Below is an email from Mr. DeWitt to Tim Parks, requesting that the scheduled January 27th Plan Commission hearing on the White Oaks Development be postponed. It is most likely that it will be moved to the Feb. 3rd Plan Commission but possible it wouldn't be scheduled until their Feb. 17th meeting. I will let you know when it is rescheduled as soon as I know.

Also, here is the link to Planning's webpage for 80 White Oaks

<http://www.cityofmadison.com/planning/projects/plat/80wol.html>

Keep in mind that the information most of you will be looking for is not yet updated and on the page.

Please pass on this information to your list-serves. Thank you.

Regards,

Matt

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**From:** jdewitt <[jdewitt@jdewitt.com](mailto:jdewitt@jdewitt.com)>  
**Sent:** Thursday, January 23, 2014 10:42 AM  
**To:** Parks, Timothy; Phair, Matthew  
**Cc:** Michael Calkins  
**Subject:** Hearing

Dear Mr. Parks,

Based on the feedback from the neighborhood meeting last evening I am requesting that the plan commission hearings scheduled for Monday, Jan 27 and the City Council meetings scheduled for Tues., Feb. 4 be postponed until the next available meeting. Thank you for your cooperation on this matter.

*John R. DeWitt*

DEWITT

REAL ESTATE DEVELOPMENT

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(See more at [www.jdewitt.com](http://www.jdewitt.com))

## Parks, Timothy

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**From:** Phair, Matthew  
**Sent:** Friday, February 07, 2014 11:52 AM  
**To:** Parks, Timothy  
**Subject:** FW: White Oaks Ridge proposed project

Please provide to PC

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**From:** ~~scoven@cityofmadison.com~~ <~~scoven@cityofmadison.com~~>  
**Sent:** Tuesday, January 14, 2014 1:56 PM  
**To:** [scoven@cityofmadison.com](mailto:scoven@cityofmadison.com); Phair, Matthew  
**Subject:** White Oaks Ridge proposed project

We understand that the City Planning Commission and City Council are considering rezoning nine parcels in the Greentree area between Davenport Drive and the White Oaks subdivision from agricultural to ARO SR\_C1 status which would allow develop as homes (White Oaks Ridge development proposal). Families currently living in the Greentree neighborhood and in White Oaks have several concerns about this proposal that have not been addressed or discussed in a public forum as was promised at an October 19th meeting. Neighbors were told that they would be kept informed and that another meeting with concerned neighbors would be held before the project was brought to the city for rezoning consideration. Such a second meeting has NOT been called. Neighbors concerns have NOT been addressed in a public forum yet the proposal has been brought to the Planning Commission and scheduled before the City Council for a formal approval. Neighbors understand that a realty company is already marketing and offering these lots to potential homeowners BEFORE the project has received any formal consideration or approval.

Neighbors are not anti-development, but we have several unaddressed concerns about this proposal. First, the development is proposed on very steep ground which, if covered with any impermeable surface will certainly change water flow in the area leading to potential erosion, substantial runoff and substantial stormwater issues. Water flow in the area already subjects surrounding properties to substantial runoff, flooding, and rising groundwater. Further many of the streets in the area do not have storm sewers and are already subject to surface water runoff that threatens flooding in back yards, lower levels and basements. Many properties, like mine, already rely on sump pumps and special drainage tiles to try and keep lower levels dry during strong storm events. Second, the area already has relatively poor water pressure fro the public water supply and we wonder whether such a subdivision would require lift pumps and expensive engineering to ensure adequate, reliable water pressure for both existing homes and new homes that would draw from the same water supply. Given the extreme slopes and hills in the proposed development area how would this issue be addressed? Neighbors have received no answers nor has any public forum discussed potential options and solutions.

Please ensure that neighboring concerns about erosion, runoff, stormwater management and water supply are addressed before rezoning decisions are considered.

Thank you.

David L. Sperling  
~~██████████~~ Yorkshire Road  
Madison, WI 53711

**Parks, Timothy**

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**From:** Phair, Matthew  
**Sent:** Friday, February 07, 2014 11:55 AM  
**To:** Parks, Timothy  
**Subject:** FW: White Oaks Project

Please provide to PC.

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**From:** Shari Kuemmel <shari5@shari.com>  
**Sent:** Tuesday, January 7, 2014 8:10 PM  
**To:** Cover, Steven  
**Cc:** Phair, Matthew  
**Subject:** White Oaks Project

As a resident of 36 White Oaks Lane, I have a great concern as to how the drainage will work. Our driveway and side yard is in the natural 'ravine' and during any rainstorms it washes out terribly and we are always working to control the erosion, and this is with none of the land disturbed. We also have terribly low water pressure and are concerned as to how this will affect our current water pressure. There are also no drainage grates on this end of white oaks to help with the run off if the topography is changed. I want to know corrections will be made before building begins on the two lots 5 & 6.

Shari Kuemmel

~~36~~ White Oaks Lane

*Be kinder than necessary, for everyone you meet is fighting some kind of battle in their journey.*

*Thank God and them for the opportunity to walk this leg of their journey with them.*

## **Parks, Timothy**

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**From:** Phair, Matthew  
**Sent:** Friday, February 07, 2014 11:54 AM  
**To:** Parks, Timothy  
**Subject:** FW: Matt Phair

Please provide to PC.

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**From:** Debra Sieger <~~mailto:dsieger@whiteoaksassoc.com~~>  
**Sent:** Thursday, January 9, 2014 7:43 PM  
**To:** Phair, Matthew  
**Subject:** Matt Phair

Dear Mr. Phair,

I have lived in my home in White Oaks neighborhood for 20 years. I have been a citizen of Madison since 1971. I have voted in elections, volunteered at the public schools our children have attended and worked in the community for decades.

I am writing to you in regard to the development that has been proposed in my neighborhood. I attended the meeting on October 19 which you were also at. As you remember, there were many, many questions raised by the neighbors that the developer could not answer. He actually responded to a few questions in a dumb-found way most likely, because he was uninformed and ignorant regarding the White Oaks Assoc. bylaws governing this neighborhood. Many questions to him were regarding the water pressure, wells, steep grade and use of the private road known as White Oaks Lane.

At the meeting you heard that we neighbors felt a much needed follow up meeting with the developer so that he could answer these and many other questions that REMAIN unresolved.

**THE RESIDENTS OF WHITE OAKS HAVE NOT RECEIVED ANY NOTICE OF A MEETING TO ADDRESS THESE SERIOUS CONCERNS!**

It is outrageous that you, our alder, have dropped the ball on this and have neglected your leadership responsibility and commitment to us in organizing and holding the meeting (you agreed to that night) was definitely needed.

Please respect our concerns and act appropriately as our alder and a fair & honest person by arranging the meeting. This development cannot progress without all voices heard.

Please be the leader you promised us you would be when you were asking for our vote. Thank you. Debra Sieger

**Parks, Timothy**

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**From:** Phair, Matthew  
**Sent:** Friday, February 07, 2014 12:09 PM  
**To:** Parks, Timothy  
**Subject:** FW: 80 White Oaks Lane proposed development

Please provide to PC.

~~From: [jpadgham@whiteoaks.net](mailto:jpadgham@whiteoaks.net) <[jpadgham@whiteoaks.net](mailto:jpadgham@whiteoaks.net)>~~  
~~Sent: Sunday, December 29, 2013 9:29 AM~~  
~~To: Phair, Matthew~~  
~~Subject: 80 White Oaks Lane proposed development~~

Alder Matthew J. Phair,

We the neighbors surrounding the 80 White Oaks Lane development proposed by John Dewitt, we're wondering when you will be holding the follow up meeting? You agreed to send out post cards with a time and date. A lot seems to be happening and we would appreciate what we were promised.

Could you also please forward information regarding an Upcoming Matters meeting scheduled for January 27, 2014 to discuss:

- 80 White Oaks Lane - A to SR-C1 and Preliminary Plat - White Oak Ridge, creating 8 single-family lots and 1 outlot for private open space.

Stark company realtors (Kelly Stelzer) has this property listed for sale and improvements will be done in 2014. Please see his current listings.

<http://www.mywisconsinhomesforsale.com>

<http://www.mywisconsinhomesforsale.com>

I look forward to your prompt response.

Thank You,  
Joe Padgham  
President of White Oaks Homeowners Association

January 15, 2014

Mr. Steven Cover  
Director  
Department of Planning & Community & Economic Development  
City of Madison

Re: White Oak Ridge Subdivision – Greentree Neighborhood

Dear Mr. Cover,

We are writing to you to express a great deal of concern regarding the proposed development of the White Oak Ridge subdivision in the Greentree Neighborhood. We have been residents of Greentree since the spring of 2003 and reside at 6014 Greentree Rd. Our property directly borders the southern edge of the proposed development site and would be immediately impacted by the development of proposed plots 6, 7, and 8.

Our first concern regarding the development of the White Oak Ridge subdivision is directly linked to the impact it would have not just on the surrounding properties, but also on the Greentree Neighborhood as a whole. Our neighborhood is not a high density, small plot neighborhood. Greentree is a well established area, with sufficient land area, so that we are not looking directly into our neighbors' homes and lives. This might be the case in more recent developments, such as the nearby Highland Estates or the western Blackhawk neighborhood, however, it is not so for Greentree. The individual privacy of the lots in the Greentree Neighborhood is one of the many reasons we chose to make Greentree our home. In regards to our property alone, the proposed development would impose three new houses looking directly into the private life of our backyard, bedrooms and living rooms. This new subdivision changes the nature of the neighborhood that we, and many others, thought we had bought into.

A second concern regarding the impact of this proposed subdivision on the Greentree Neighborhood relates to the amount of green space in this part of the neighborhood. While other areas of the neighborhood have ample green area, this particular plot of agriculturally zoned land has been a much valued natural habitat surrounding our properties. A diverse population of woodland animals and birds use their area for habitat. The development of seven additional properties, and the necessary access to these properties, would greatly limit the amount of green space in this area. Well established trees (including 100+ year oaks) would need to be destroyed. This leads us to another concerning impact of this proposed area related to soil erosion and water run-off issues.

Soil erosion and water flow management of the proposed development are a major concern of surrounding Greentree neighbors. These issues were strongly voiced at the



community meeting, without any concrete answers from the developer. We were told that a study would need to be done, and that our concerns would be addressed. We have had no further communication from the developer. We were also told that a tree study would be done, which would help to assess the green space, erosion, and water run-off issues. Again, we have had no communication from the developer. As you will know, this is an extremely steep property. Our own home has a drainage system to help channel water flow during periods of thawing and heavy downpour. Despite the installation of this drainage system, we often have water seeping in to our basement. We suspect we would not be the only ones affected by additional runoff from the proposed development. Additional water flow due to the development of this property is a major concern for the drainage capability of our property and others.

Yet another concern regarding the impact of this proposed subdivision within the Greentree Neighborhood relates to increase traffic flow and general disturbance to the neighborhood. Developing properties in this area and the necessary increased traffic due to their construction would create a concerning amount of heavy traffic on both Hathaway and Piping Rock Roads. Both of these streets are prime routes for children walking to and from Falk Elementary School. Older children walk to bus stops along these roads to access transportation to the middle and high schools. As a family with children still at home, we are sensitive to the safety of these school children, many of which walk to and from school alone, without any safety crossing guards present. The increased traffic due to the development of the White Oak Ridge subdivision will have a concerning impact on the safety of Greentree Neighborhood as a whole.

We are also concerned with the construction timeline as proposed by the developer and the potential for business risk. In Dewitt's application to the City of Madison, the developer states that the development of 8 single family lots (and 1 outlot) will begin in the spring of 2014 and be completed by the fall of 2014. This is a bold timeline....and perhaps not entirely realistic. The surrounding Greentree neighbors will have considerable disturbance due to the implementation and construction required for this project. Given the disconnect in pricing between the proposed development lots and the surrounding land values, it's not entirely clear that the developer will be able to sell these plots as quickly as planned. What if they don't sell for another year or two? Greentree residents are facing an indeterminable disruption to their usual neighborhood peace, quiet, and privacy. We have noticed the plots are already on the market and at elevated prices which do not seem to match Greentree pricing at all. We understand the developer is hoping the pricing will be akin that of the White Oaks development. What he is proposing seems quite different in types of lots and properties, and the access will definitely not be through the private White Oaks community. We hope that you will take into consideration, therefore, the potential lose-lose outcome of a destroyed forest due to installation of points of access and basic infrastructure with the potential for overpriced and unsold lots.

A final concern regarding the proposed White Oak Ridge property relates to the general lack of concern and communication from the developer towards Greentree residents. Very little information or communication has been circulated to the Greentree neighbors

or neighborhood association. Properties directly bordering the development were notified via a small postcard referring to the development of the "McLeod property". Most of my immediate neighbors had no idea who this was. Our family established a relationship with Mrs. McLeod when we first purchased our property in 2003. She had granted us access to her property. We made an effort to help her clear deadwood and maintained a walking trail through the wooded area behind our property. I quickly clarified the importance of this meeting with my direct neighbors, and we all attended the initial meeting. The proposal was presented at the neighborhood meeting and was heavily attended by concerned neighbors from both Greentree and White Oaks areas. There was widespread concern from residents regarding the impact of this development on our lives and properties. We were promised answers to our questions, but have had none. In the meantime (the week of Dec. 15<sup>th</sup>, 2013,) we received a mailer from a Stark realtor announcing the sale of these plots! While this may be within standard process rules, we find it concerning. The general lack of communication and transparency for the impact this project will have on neighborhood adds to our concerns.

We do not support the proposed development of the White Oak Ridge subdivision in the Greentree Neighborhood. The various ways in which this development would have tremendous impact on the neighborhood should be considered before any further decisions are made. Neighborhood concern and attendance of the initial informational meeting was high. And we, as neighboring property owners who derive great value from the forest in our backyard, will be greatly and negatively impacted by this development.

We hope you will take these factors into consideration when reviewing the White Oak Ridge development proposal.

Respectfully,

François and Sondra Ortalo-Magné  
[REDACTED] Greentree Rd.  
Madison, WI 53711  
[REDACTED]

**Parks, Timothy**

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**From:** Phair, Matthew  
**Sent:** Friday, February 07, 2014 11:54 AM  
**To:** Parks, Timothy  
**Subject:** FW: White Oak Ridge Development

Please provide to PC.

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**From:** MB <[REDACTED]>  
**Sent:** Wednesday, January 8, 2014 10:21 PM  
**To:** Phair, Matthew  
**Subject:** White Oak Ridge Development

Dear Mr. Phair:

I'm writing concerning the proposed development on Davenport Drive, White Oak Ridge. I am a White Oaks Lane homeowner, and was present at the meeting on October 19th. I was very surprised to receive a real estate flyer last weekend from Stark Realty that advertised the new lots for sale. I came away from the meeting in October with the impression that there would be another meeting scheduled, this time with a city engineer, to discuss the issues brought up by the neighborhood. Now it looks as though it's a done deal. Could you tell me why the second meeting was never set up? I understand there are two meetings coming up, one with the Planning Commission and one with the City Council, to address the zoning changes needed to develop this parcel of land. It seems awfully strange to put the lots on the market before the zoning changes are approved, don't you think? And I am still curious about what kind of input, if any, a city engineer would have to have to let this project move forward; I think there are many valid points that need to be addressed, as was discussed in the initial meeting.

I'd appreciate some clarification; thanks for your time.

Mary Beth Griep

[REDACTED] White Oaks Lane  
(608)276-6028