

From: Susan Millar <sbmillar@gmail.com>

Sent: Sunday, February 21, 2021 8:06 PM

To: Planning <planning@cityofmadison.com>

Subject: for 2/23/2021 Plan Commission meeting Re #8, Legistar #63758, "Approving the final plat of Eastwood Springs..."

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Commissioners:

I write to strongly affirm the Planning Department's recommendation that the final plat of Eastwood Springs (Legistar #63758) be placed on file. My reasons include, and also substantially extend beyond, those stated in the Staff Comments document. These additional reasons pertain not only to the project under review here, but also to the larger policy implications of our City's current zoning decisions.

On March 17, 2017, the Common Council passed [Legistar #45569](#), which resolved, among other things, that:

"The Sustainable Madison Plan must reflect scientific consensus and community aspirations and *establish community-wide Energy and Carbon goals of 100% renewable energy and net-zero carbon emissions*, within a time-frame that aligns with *sound and established science*, as official energy and carbon goals of the City of Madison;"
[emphasis added]

Although I do not know the details of these community-wide energy and carbon goals, I do know that the proposed "Eastwood Springs" development would violate "sound and established science" if it turned 75 acres of carbon- and water-sequestering country land--a good portion of which consists of forest and wetlands (see Photo 1, Aerial view of parcel at intersection of County Road T and Reiner Rd.) into yet another carbon emitting suburban "development."

What if, instead of adding suburban sprawl, our city found a way to (a) allow the forest and wetlands in this parcel of land to continue supporting our capacity to live well on this Earth, and (b) regenerate the portion of this land that was used for conventional farming? The forest and wetlands provide erosion control that is essential for the health of our waterways, lakes and soil, and provide habitat for diverse species, thus helping slow the 6th great extinction already underway. In addition, the forest (see attached Photo 2, Forest on this parcel, as seen from Reiner Road) sequesters enormous amounts of CO₂, thus helping reduce the threat of climate warming. If regenerated with legumes and prairie plants, the farmland could rapidly join the forest in sequestering carbon and supporting diverse species. It also could also be paired with a major solar array to provide renewable energy for people living in infill areas of the city.

Yes, Madison's human population is increasing and there is a big demand for new housing. But we cannot achieve our goals for "community-wide Energy and Carbon goals of 100% renewable energy and net-zero carbon emissions" by turning valuable open and forested land like this into yet more paved roads and driveways, resulting in more run-off, and more cars ("scheduled bus service is 1.5 miles walking distance") serving more single-family houses that constantly emit CO₂ and garbage. In the 1950s, most people did not understand the degree to which suburban development entailed "ecosystem destruction." (Nor was the associated white urban flight as publicly decried then as it is now.) We know better now. We need to act on the City of Madison's

commitment to address housing needs not by destroying open and forested land like this, but rather by pursuing our stated goals for infill development--goals that not only meet the needs of our racially and economically diverse population, but do so in environmentally-friendly ways.

I understand that existing zoning decisions constrain the Plan Commission. But these decisions are artifacts of our own making. With courage and initiative we can make zoning decisions that help protect the futures of all our grandchildren. We can move Madison to the front of a national movement that prioritizes care for our land in order to care for our people.

Thank you for considering my concerns and request,

Susan Millar
2233 Rowley Ave., Madison, Member, 350 Madison

Photo 1.



Date of Aerial Photography: 5/ Photo 2



Photo 2

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From: [Kate Sandretto](#)
To: [Plan Commission Comments](#)
Subject: PC Meeting 2/22/2021, Agenda Item #8, Legistar File ID #63758, Opposed
Date: Monday, February 22, 2021 8:49:04 AM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

RE: Legistar #63758, Approving the final plat of Eastwood Springs on land generally addressed as 6602 Commercial Avenue

February 22, 2021

Dear Plan Commission Members,

I am writing to support Planning Staff in their recommendation that the final plat for East Springs be placed on file. Due to the additional wetlands in the park and the more restricted entrance to the park, the lot for parkland in the final plat is substantially less usable for residents than it was in the preliminary plat. Since the plat is intended to provide a significant amount of housing, including multifamily housing, it is especially important to provide high quality parkland nearby.

As a parent, I know how important our neighborhood parks have been for my children throughout their childhood. Being outdoors in nature improves people's quality of life as well as their physical and mental health!

Thank you for your consideration,

Kate Sandretto
Member, 350 Madison
2130 E Dayton St
Madison, WI 53704

From: [ALANNAH RAPP](#)
To: [Plan Commission Comments](#)
Subject: Comment on Legistar #63758, Eastwood Springs (also referred to as, 6602 Commercial Avenue)
Date: Monday, February 22, 2021 11:51:44 AM

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RE: Legistar #63758, Approving the final plat of Eastwood Springs on land generally addressed as 6602 Commercial Avenue

February 22, 2021

Dear Plan Commission Members,

I am writing in support of the Planning staff in their recommendation to withhold approval for the final plat for the Eastwood Springs project. Seeing as the zoning has already changed for this land from agricultural to residential and commercial, I understand that the plan to develop this land as such is unlikely to be changed, although I lament the loss of other more sustainable project possibilities for this land such as solar power panels or the restoration of unused farmland to native Wisconsin prairie, the benefits of which would include erosion control, run-off prevention, and habitat restoration. If the Eastwood Springs project is to go forward then, I highly recommend that the commission take care to focus on addressing two main sustainability/equity issues with the final plat as it currently stands. Firstly, there is a substantial stand of trees located on the plot (see attached picture). It appears as though many of these trees will be felled for the project. Trees, especially near urban areas, provide essential services including providing shade thus mitigating the heat island effect, preventing erosion and run-off, and providing habitat for a plethora of native Wisconsin animals. Though the loss of the trees on this plot may seem, on its own, a relatively small harm, allowing such actions to occur again and again, as is the nature of urban sprawl, will cause compounding negative effects. To combat this, I recommend that the commission require the project to include specific language on how they will address this issue. For example, for every tree felled, there will be one planted either on the plot itself, as space allows, or elsewhere in the City of Madison (a sort of credit system).

Additionally, the Metro Transit submitted a comment on the distance of this site from any available bus service and that it is outside of the paratransit area. Lack of access to public transportation is a clear equity issue. It is already a considerable challenge to connect existing communities who are not near public transport; for new projects I believe it must be a top priority. I would therefore also recommend that the commission require the project to include a solution to this issue.

Thank you for your consideration,

Alannah Rapp

Farm



REINER RD

COMMERCIAL AVE

COUNTY RD T

N. SPRECHER RD

House