

Hello, my name is Nick Foerster, I live on Wildberry Dr. just behind Rockstream Dr. and...

I am strongly opposed to the proposed connecting bridge from the new development to Rockstream Dr. and Ambleside Dr. For my neighbors, friends, and their children who live on Rockstream Dr. and Ambleside Dr. I am very concerned about the safety hazards that this connecting bridge to Maple Grove Drive would create.

This proposed bridge would create a hazardous and dangerous environment to the neighborhood residents due to the exceedingly high volumes of traffic that it would produce. If this proposed connecting bridge is allowed, the residents of Rockstream Dr. and Ambleside Dr. will suffer their street being turned into a major cut through thoroughfare. That means that the streets where my kids ride bikes and play games will be overrun with hundreds and hundreds of cars speeding through just so they can shave 15-25 seconds off their drive time.

I do not believe that the development planning committee understands the dangers and the hazardous impact this proposed bridge would have on these neighborhood streets.

I have already spoken with Alderman Steve King to voice my concern and I believe he underestimates dangers and the negative impact this proposed bridge would have on Rockstream and Ambleside residents.

Let me be perfectly clear... I have no problem with welcoming new residents coming into the neighborhood. I also have no problem with true affordable housing that is designed to actually improve communities and not just congest communities.

What I do have a problem with is taking a street like Rockstream Dr. that was not constructed to handle high volumes of traffic and turning it into main thoroughfare. Let me be clear, Rockstream Dr. and Ambleside Dr. as roads were not constructed to accommodate high elevated volumes of traffic. They are narrow side streets. I have reviewed the original Cross Country neighborhood development plan. And I understand that connecting Rockstream to Maple Grove was part of that plan. And yet, when Rockstream Dr. was constructed it was not constructed as a connector street that can accommodate high traffic volumes. East Pass was constructed as a connector street to accommodate high volumes of traffic. Stonebridge was also constructed to accommodate high volumes of traffic. Rockstream Dr. and Ambleside Dr. are not constructed to accommodate and sustain high volumes of traffic.



(narrow Rockstream Drive facing West to Stonebridge)

Another very dangerous factor that is not being considered is that if this proposed connecting bridge is allowed to proceed as planned it will be the only choke point for those seeking access to Chavez elementary that allows you to completely skip Maple Grove Drive. Trust me, every west Chavez elementary resident is going to speed through these narrow residential streets as they try to frantically drop off and pick up their kids to school on time. The levels of traffic created by the Chavez cut-through will be catastrophic especially to residents of Rockstream Dr.



There is already well documented, known incidents of congestion, illegal parking, blocked driveways, and trespassing on Pima Dr. and Pinelake Dr. due Chavez elementary traffic. The local police already frequently ticket vehicles due to ongoing violations. These are known issues. And keep in mind, Pima Dr. and Pinelake Dr. can only be accessed by Maple Grove.

I have already raised these concerns to Alderman King. Alderman King told me that Rockstream Dr. and Ambleside Dr. have been privileged being dead-end streets for long enough. And he is willing to sacrifice these streets just so commuters (such as himself) can have a short-cut to shave 20 seconds off their drive time.

I am also very concerned about the planning of this development. My wife who volunteers at Chavez Elementary asked school principal Kelly Lawler on Monday February 4th what she knew about the proposed new development next door. And Kelly Lawler told her that she was not contacted by anyone about the development. Let that sink in, no one involved in the 2 years of planning of this new development thought to contact Kelly Lawler (the principle of the school) before they drew up plans for a development that is literally 15 yards from the school.

Those involved in the planning of this new development would have you believe that constructing over 300 living units of densely populated multilevel condominium apartment complexes on just 25 acres of land is about meeting a vital need to provide affordable housing. I for one don't buy that.

Everywhere you turn, another densely populated multilevel condominium apartment complex is being constructed in Madison, Verona, Fitchburg, and the surrounding area. Trust me, these densely populated multilevel condominium apartment complexes are not about affordability. They are about profitability.

Profitability for Fiduciary real estate developers. Fiduciary real estate developers, that charges that over \$1,000 a month for a 580 sq. ft. studio apartment. This is a developer that charges up to \$1,700 a month for a 2 bedroom 1,200 sq. ft. apartment. I would encourage you all to check out the website for the Elan apartments off of Fitchrona and Lacy road to witness what Fiduciary real estate developers considers "affordable housing". I would argue that true affordable housing that actually improves communities is not overpriced, is not congested, and is not poorly planned.

To sum up, the proposed connecting bridge from the new development project to Rockstream Dr. and Ambleside Dr. would create a dangerous and hazardous high volume of traffic for these streets. I am opposed to this proposed connecting bridge. It will wreck these residential streets with traffic. It's bad for the neighborhood.

Hi, I am Michelle Foerster from the Rockstream Neighborhood. I live on the corner of Wildberry Dr. and Serenity Trl. I have enjoyed raising my children in a neighborhood that we feel safe in and have built community and family with. My children love to ride their bikes in our neighborhood and currently go to an in home daycare on Rockstream Dr. Up to this point we have felt very good about allowing our children walk/scooter/bike to their daycare on Rockstream Dr.

My biggest and main concern about this building development is the INCREASED traffic to the Rockstream neighborhood, and NOT only Rockstream Dr, but Serenity Trl. , Wildberry Dr. and Parker Hill Dr . ALL the residents of these streets will be impacted by the increased traffic that WILL be created by this development.

Rockstream Dr. is NOT like other main roads in our surrounding neighborhood. Maple Grove Rd, Cross Country Rd and Stonebridge Dr. are all DESIGNED from the BEGINNING to withstand heavy volumes of traffic. Rockstream Dr. is only a **residential** street not originally DESIGNED for high levels of traffic. These other roads were therefore properly **constructed** for high traffic! These other roads I mentioned are wider, there are medians and a round about to slow traffic, there are cross walks, stop signs for intersections, and crossing guards to promote safety, along with left turn lanes to help traffic flow. There is NO space on Rockstream Dr. to create some of these safety measures. Because of its small size, Rockstream Dr. is NOT the best road for easy flowing two way traffic. It is especially difficult when you consider that residents park cars on **both** sides of the street, residents park their campers, boats and trailers on the side of the street which they are allowed to do and should be able to continue to. I already have to drive down the middle of the street when there is a car or boat parked on the side of the road, this will become a **HUGE safety hazard** when you consider the high volume of traffic during Chavez Elementary School drop off and pick up times. You can't have cars coming from both directions weaving in and out around cars and driving down the middle of the street during these times! Then expect kids to safely cross the roads during these high traffic times to get to school, not safe! Rockstream Dr. also does not get plowed, sanded or salted like the other main roads. These are some of the safety concerns I have.

**Therefore I STRONGLY suggest that the proposal to opening up Rockstream Dr. to the new development be WITHDRAWN.** It is NOT a NECESSITY for the new development to be connected to the current Rockstream neighborhood. Opening up Rockstream Dr. adds NO value to the development and would NOT take any value away from the project. There will be other ways for our new neighbors to access Maple Grove Rd via Manchester Rd and Fairhaven Rd. AND if access to Cross Country Rd is desired the better option would be to connect AMBLESIDE Dr., NOT Rockstream Dr., because traffic coming down Ambleside Dr. could easily take a right turn onto Cross Country Rd, and there is space at the end of the street to create designated turn lanes. But access to Stonebridge Dr. via Rockstream Dr. is clearly just creating a “cut through” street to another “cut through” street. Diverting traffic to Stonebridge Dr. just doesn't help people get to Cross Country Rd quicker then taking Ambleside Dr., so why try to create a “cut through” that doesn't even lead to Cross Country Rd directly?

If some kind of access to Rockstream Dr. is desired by the residents of the new development I propose building a sidewalk or bike lane as this will be more cost efficient for taxpayers. I do not think tax money should be used to build a new street and bridge and pay for the up keep of this new road that is NOT necessary.

**QUESTION: Can't the development still be built without building a bridge and connecting Rockstream Dr. ?**

**4 WAY STOP:** The four way stop at the intersection of Nesbit Rd, Maple Grove Rd and Cross Country Rd is already a problem and very congested. Cars back up on all sides during peak traveling hours and make commuting a headache.

**What will be the city's plan for even more increased volume of cars at THIS specific location?** And I do not think opening up Rockstream Dr. is the best option to ease the build up of “pressure” on Maple Grove Rd. If the city always “planned” to have apartments/commercial buildings here way back when they made their development plans back in the 1990's they should have built Maple Grove Rd better from the beginning! If they want to add this many residents they should expand Maple Grove Rd OR the city should decrease the number of occupants they are willing to allow (or maybe just allow town houses or housing

with less volume). The area is already full! Putting that many people in a tiny area is risky for commuters.

**FLOODING:** This topic may not be the most popular topic mentioned but I am concerned about increased potential for flooding. In the past 8 years the corner of Rockstream Dr. and Serenity Trl has flooded 4 times! Yes 4 times in just 8 years (not just the night of the “hundred year flood” in August of 2018). And NOT just up to my ankles, up to my knees in that intersection reaching all the way to the corner of Wildberry Dr. The developers and committee members NEED to know this information! Taking away the farmland and replacing it with buildings, concrete and pavement should be a concern for this particularly low lying wet area. During heavy rains the gutters already back up into the streets, over sidewalks, onto people yards and yes up my driveway. I am confused how adding more gutters to the sewer system is going to make this issue better. I know the farmland will be built up to have the apartments at a higher level which is good for the apartments, but all the water will run down the street to the already lowest area of Rockstream Dr., Serenity Trl and Wildberry Dr. These intersections where all the water already flows will now have more water running down, creating back up of gutters and will create worse flooding compared to what we already have. The builders should seriously reconsider building a parking ramp underground in my opinion or at least disclose to the new residents about the flooding issues prior to parking their cars in the ramp.

**CHAVEZ Elementary:** There was no school representation at the previous information meeting, that was held at Chavez Elementary. We were in their library, the closet building to the new development site, there should be someone there! I talked to a top administrator at Chavez just two days prior to the informational meeting and the administrator stated they only just found out about the development when the postcard for the neighborhood informational meeting arrived in their mail! Are you kidding me! They should be front and center in these decisions. Chavez Elementary School is a HUGE part of this community and neighborhood. My Children and our family love this school. Does the city know of the horrible traffic problems Chavez Elementary School already has? If more residents from the new development drive North on Maple Grove

Rd there will be more traffic which really should be a big concern for the school and for families of Chavez. And what about student numbers and population? Can the developers tell me what capacity the school has for their student population and what they are currently at know? (I know: 675 students). If developers are going to build right NEXT to a school they need to do their homework (Pun intended). It has been estimated that 15 students will be added to that Chavez Elementary School population. They are already at 89.9% of current capacity, MMSD flags schools when they are at 90% capacity. So adding these students is clearly going to be pushing the schools attendance very close to Maximum Capacity levels and over the 90% capacity. Parents of children WILL want to get an apartment next to an Elementary school, it will be one of their top demographic for renters unless they are only building one room rentals, so an estimated 15 additional students from a development this large and in this prime location seems low in my opinion. The increase in additional students impacts the school population, which affects class sizes, which affects hiring teachers, which affects MMSD budget! I am disappointed in the way this is being handled from the stand point of representation on behalf of the school. The administrators at Chavez know the current problems and should have been involved EARLY on in the development phase to give the school a chance to work on the current traffic and parking problems before the addition of this development.

In conclusion, I am greatly concerned about traffic safety and the safety of my children and others who access and use Rockstream Dr. on a regular basis by foot, bike or vehicle. I am also concerned about increased flooding for the Rockstream Dr/ Serenity Trl intersection and also the impact this development will have on students and staff at Chavez Elementary School. Thank you for reading my letter and taking my concerns into consideration when making decisions that impact our neighborhood and our community! If you would like pictures or more information on the above topics please contact me, I would be happy to provide.

Best Regards,

Michelle Foerster

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