

Bass, Kelly

From: Stouder, Heather
Sent: Monday, July 24, 2017 8:31 AM
To: Bass, Kelly
Subject: FW: Re: Please save Jeffy Trail by voting today to remove Jeffy Trail local street extension from the NDP

For PC

From: [REDACTED]
Sent: Monday, July 24, 2017 7:34 AM
To: Stouder, Heather <HStouder@cityofmadison.com>
Subject: Fwd: Re: Please save Jeffy Trail by voting today to remove Jeffy Trail local street extension from the NDP

Fyi

Sent via the Samsung GALAXY S® 5, an AT&T 4G LTE smartphone

----- Original message -----

From: JOSEPH NATHAN BLUSTEIN [REDACTED]
Date: 7/24/17 6:26 AM (GMT-06:00)

[REDACTED]
district2@cityofmadison.com, [REDACTED]
district14@cityofmadison.com,
district7@cityofmadison.com, district1@cityofmadison.com
Subject: Re: Please save Jeffy Trail by voting today to remove Jeffy Trail local street extension from the NDP

Dear Members of the Plan Commission,

Today, July 24th 2017, you will be asked to make a recommendation to the City Council regarding adoption of the High Point-Raymond Neighborhood Development Plan. As a resident of this neighborhood, I am respectfully asking you to take the same action as the action taken by the Long Range Transportation Committee at its June 22 meeting, the Board of Park Commissioners at its July 12 meeting, and the Sustainable Madison Committee at its July 17 meeting: Recommend adoption of the High Point-Raymond Neighborhood Development Plan, BUT TO SPECIFICALLY REMOVE THE EXTENSION OF JEFFY TRAIL from the Plan.

I understand that the purpose of the extension of Jeffy Trail is to improve "connectivity", and this plan has been in place since 1997. However, so many things have changed since 1997 and connectivity does not mean automobile transportation only. I am connected with my neighbors by walking and biking on Jeffy Trail. The extension of Jeffy Trail WILL NOT improve connectivity, rather, it will hurt the connectivity of my neighborhood. Please save Jeffy Trail by voting to remove Jeffy Trail local street extension from NDP.

As a health care provider and epidemiologist, increasing traffic on Jeffy Trail will present an even greater real danger to the bicyclists and pedestrians cycling/walking on the street. There are no sidewalks by the hill as one

approaches Midtown Blvd with limited visibility and the paved street narrows("a cow path" as one member of the Long Range Transportation Committee said). This is a perfect storm for an accident. As the number one priority for the Plan Commission (safety) please remove the Jeffry Trail extension from the Neighborhood Development Plan and create a safer Jeffy Trail by enhancing better bicycle and pedestrian neighborhood connectivity.

Thank you!

Joseph Blustein
[REDACTED] Trevor Way
Madison, Wisconsin

Sent from my iPad

On Jul 23, 2017, at 8:59 PM, b wang [REDACTED] wrote:

Dear Members of the Plan Commission,

On Monday, July 24th, you will be asked to make a recommendation regarding adoption of the High Point-Raymond Neighborhood Development Plan. As a resident of this neighborhood, I am respectfully asking you to take the same action as the action taken by the Long Range Transportation Committee at its June 22 meeting, the Board of Park Commissioners at its July 12 meeting, and the Sustainable Madison Committee at its July 17 meeting: Recommend adoption of the High Point-Raymond Neighborhood Development Plan, BUT TO SPECIFICALLY REMOVE THE EXTENSION OF JEFFY TRAIL from the Plan.

I understand that the purpose of the extension of Jeffy Trail is to improve "connectivity", and this plan has been in place since 1997. However, so many things have changed since 1997 and connectivity does not mean automobile transportation only. I am connected with my neighbors by walking and biking on Jeffy Trail. The extension of Jeffy Trail WILL NOT improve connectivity, rather, it will hurt the connectivity of my neighborhood. Please save Jeffy Trail by voting to remove Jeffy Trail local street extension from NDP.

Attached is a letter I sent to some city officials in May concerning the extension of Jeffy Trail. I hope you read it and see my point.

Thank you!

Bass, Kelly

From: Stouder, Heather
Sent: Monday, July 24, 2017 8:32 AM
To: Bass, Kelly
Cc: Firchow, Kevin; McAuliffe, Daniel
Subject: FW: RE: remove Jeffy Trail extension project - Monday meeting

For PC

From: bacantrell [REDACTED]
Sent: Sunday, July 23, 2017 9:51 PM
To: Stouder, Heather <HStouder@cityofmadison.com>
Subject: Fwd: RE: remove Jeffy Trail extension project - Monday meeting

Fyi

Sent via the Samsung GALAXY S® 5, an AT&T 4G LTE smartphone

----- Original message -----

From: James Grogan <grogan31@gmail.com>
Date: 7/23/17 8:04 PM (GMT-06:00)
To: [REDACTED]

[REDACTED] "[Zellers, Ledell](mailto:district2@cityofmadison.com)" <district2@cityofmadison.com>, [REDACTED]
[REDACTED] district14@cityofmadison.com,
district7@cityofmadison.com

Cc: "Subeck, Lisa" <district1@cityofmadison.com>

Subject: RE: remove Jeffy Trail extension project - Monday meeting

Dear Plan Commission Members:

Thank you for taking the time to consider **removing** the Jeffy Trail Extension from the HP-Raymond-NDP on Monday night when you will have an opportunity to vote "NO" to the Jeffy Trail Extension.

I have lived in the Jeffy Trail area for over 10 years, and am one of hundreds opposed to extending Jeffy Trail through the Ice Age Trail conservancy area.

There are MANY reasons why this extension should NOT be put through. I could write a lengthy document in opposition, but thought I would send you an abbreviated document instead being you are not new to this subject, as well as the fact that I'm appreciative of you taking the time to read a short email. In brief, Not only is the extension a HUGE safety concern for me and my family for a number of reasons, it is unnecessary (all police and fire response times are **well** within range), unneeded, a waste of tax payer money, and the people that this extension is proposed to serve, DO NOT want it.

In addition, the **NORTH** stretch of Jeffy Trail is owned by the Town of Verona, and is **very** unsafe as is (not wide enough/not enough room for the cars/walkers/bikers/baby strollers, a large blind spot/hill, etc) so adding any additional traffic (as the extension would...in fact A LOT of traffic), is truly hazardous. If any of you have a chance before Monday evening, I highly encourage you to take a walk on the trail, and head up on foot toward Midtown Road so you can perhaps "see" what I'm trying to articulate.

Please help keep our neighborhood SAFE!!

Thank you again for your time and consideration on this issue. I am unable to attend Monday night's meeting, so please accept this as information I would share if I were able to attend.

Sincerely-
James Grogan with Sarah, Grace 13, Julia 8 and Enzo 4
Trevor Way

--

sent via mobile

Bass, Kelly

From: Stouder, Heather
Sent: Monday, July 24, 2017 8:32 AM
To: Bass, Kelly
Cc: Firchow, Kevin; McAuliffe, Daniel
Subject: FW: Save Jeffy Path

For PC

From: bacantrell [REDACTED]
Sent: Sunday, July 23, 2017 9:49 PM
To: Stouder, Heather <HStouder@cityofmadison.com>
Subject: Fwd: Save Jeffy Path

Fyi

Sent via the Samsung GALAXY S® 5, an AT&T 4G LTE smartphone

----- Original message -----

From: Daniel Madden [REDACTED]
Date: 7/23/17 8:43 PM (GMT-06:00)
To: [REDACTED]
Cc: [REDACTED], district2@cityofmadison.com, [REDACTED], district14@cityofmadison.com, district7@cityofmadison.com, Barbara McKinney <district1@cityofmadison.com>, Joseph Ryan [REDACTED]
Subject: Save Jeffy Path

Members of the Plan Commission,

I'd like to take a moment to respectfully ask you to remove the Jeffy Trail extension from the High Point Development Plan. What began as a temporary green space has become a cherished part of a growing neighborhood. You have the ability to preserve it for us, our children and this neighborhood's future residents. Please help us.

Thank for you taking the time to visit our path and for considering this issue at your meeting. We all hope that you got a sense of how important this is to us and that you got to feel how special of a place this is.

Please don't hesitate to reach out if you have any questions or concerns that I can address.

Thank you!

Daniel, Rachel, Olivia and Sloane Madden
Trevor Way

Sent from my iPhone

On Jul 21, 2017, at 3:42 PM, Stanford, Matthew [REDACTED] wrote:

Dear Members of the Plan Commission,

On Monday night, I ask that you formally take action to recommend the removal of the Jeffy Trail local street extension from the High Point Raymond Neighborhood Development Plan. I am one of over 420 individuals (and 80% of ALL single family residences in the three subdivisions the street extension is intended to serve according to notices sent by the City to the neighborhood) that signed a letter opposing the extension of the Jeffy Trail.

<https://drive.google.com/file/d/0B9Va65B1BWM6TFVUOGpSdWhQaFE/view?usp=sharing> We are joined by the Madison West Neighborhood Association representing all of District 1, our neighborhood Alder Barbara McKinney, the Long Range Transportation Committee, the Board of Park Commissioners, and the Sustainable Madison Committee in opposing the extension of Jeffy Trail as a local street to Raymond Road.

I also want to thank you for taking time to come out to Jeffy Trail in May to personally see why we are opposed to changing what the neighborhood identifies as a unique asset to the neighborhood worth preserving as is given the few benefits the local street extension would provide to the neighborhood.

The Plan text presented by planning department staff leaves out or incorrectly states several key considerations for your Committee. **The Madison West Neighborhood Association has elaborated on these in its materials provided to you in its June 22 letter:**

- The Jeffy Trail local street extension would serve only 11% of trips in and out of the neighborhood according to Planning Department analysis. There is so little traffic in the neighborhood, that all streets are under the 1000 car per day threshold for measurement according to the Planning Department.
- Until the Raymond Road/Midtown Road arterial realignment and South High Point Road collector are completed as called for in the Plan, the residents have significant and logical concerns that traffic from Midtown Commons and elsewhere will use the local Jeffy Trail street to bypass the problematic unimproved Marty Road which is serving as the connector around the incomplete High Point Road. The Planning department has concluded that NO such through traffic will occur.
- The marginal 0.1 mile decrease in distance from the fire station will only be temporary, because the Raymond Road diagonal that analysis relies upon is to be severed in the Plan with a realigned Raymond Road/Midtown Road arterial.
- Adding a street extension where a dedicated and highly used and valued Jeffy Bike Path already exists necessarily increases risk to pedestrians and bicyclists. That permanent risk outweighs any marginal and temporary public safety response improvement.
- Quality of life is about more than just automobile street connections. Automobile street connections is just one of multiple planning goals in the Comprehensive Plan, many of which are not supportive of completing a local street in these particular circumstances.
- The neighborhood already enjoys dedicated pedestrian and bicycle connections to the south via the Jeffy Bike Path constructed in 2013.
- Because the City of Madison owns the land that the street would traverse, the City will bear significant costs to build the street extension. Current projections without the “additions” the suggested in the Plan place the cost to Madison at \$560,000.
- When the Common Council authorized the \$435,000 purchase of the Audubon Society/Smithies property in 2012 via Council Resolution #27973, the expense was budgeted from the “Bikeways project within the Engineering Department.” **It was budgeted as a bikeway expense because**

the primary reason for purchasing the land was to enable the completion of the Ice Age Junction Bike Path. The text of the Common Council resolution states: “The acquisition of the Property would facilitate the expansion of the Ice Age Junction Trail, **potential** extension of Jeffy Trail, and extension of sanitary sewer to serve the undeveloped lands in Hawks Creek Plat subdivision, related infrastructure improvements, and the creation of public open space. The Property has been identified in the High Point - Raymond Neighborhood Development Plan. The proposed uses shown on said Development Plan range from low density residential development, park, drainage, and open space. The acquisition of the Property would satisfy these multiple uses.”

- 85% of the frontage of the proposed Jeffy Street extension is on land zoned Conservancy by the Common Council in 2013 (not residential as incorrectly depicted in the Plan’s zoning map). This was zoned conservancy because it is a unique physical feature and natural resource asset TO THE CITY that is strongly embraced as a neighborhood asset. The remaining 15% of the frontage fronts an existing single lot just 40 feet from the end of the current end of Jeffy Trail street. The owner has no intent to develop it because it is a pine wooded double lot serving as a backyard.
- City ordinances do not prohibit a cul de sac in this case. There are exceptions in the Madison residential code for cul de sacs when a cul de sac is logical due to topography or other unique physical feature. Alternatively, the Commission could avoid a cul de sac by considering terminating Jeffy Trail at Miller Creek Drive, which is just 100 feet from the current end of Jeffy Trail.
- The Madison Code recommends that block lengths be less than 500 feet for residential zoning unless logical due to topography. The Jeffy Trail street extension is almost 900 feet long. Long blocks are to be avoided because they encourage excessive speeds. Adding traffic calming features will create barriers to fire response and further mitigate the marginal improvement in fire response to a small number of residences.

Lastly, I leave you with this consideration:

*If the need for automobile connectivity justifies spending \$560,000 to construct a local street opposed by the neighborhood, over a popular and recently completed bike path connecting to the Ice Age Junction Bike Path, through conservancy zoned land adjacent to the Ice Age National Scenic Trail to serve less than 11% of the neighborhood’s automobile trips when no traffic problem in the neighborhood has been identified and when fire response already meets city standards and will not use the connection with the Raymond Road arterial when it is reconfigured in accordance with the plan, **then is there any scenario in which street connectivity would not justify a road project in the City of Madison?** We have other priorities in Madison and the plan for the Jeffy Trail street extension places street connectivity above all other design and spending priorities.*

Again, I appreciate your time and consideration, and I hope that you will agree with the neighborhood and its Alder that the Jeffy Trail street extension does not serve the best interests of the neighborhood or the City, and is not consistent with the City of Madison’s Comprehensive Plan goals and priorities.

Matthew Stanford
Attorney

Jeffy Trail

<https://www.facebook.com/SaveJeffy/>

From: Joseph Ryan
Sent: Friday, July 21, 2017 9:59 AM

To: info@madwest.org

Cc: District 1 Leadership Team [REDACTED]

Subject: Madison West Neighborhood Association (MWNA) Letters to Plan Commission - July 24th
Agenda Item: 47681

<image002.jpg>

Re: Vote to remove Jeffy Trail local street extension from NDP

Good afternoon members of the Plan Commission,

The Madison West Neighborhood Association offers the following comments specifically recommending the removal of the Jeffy Trail local street extension in the updated High Point-Raymond Neighborhood Development Plan. We will be providing additional comments separately regarding the Neighborhood Development Plan overall. We also want to thank you for taking time to come out to Jeffy Trail in May to personally see why we are opposed to changing what the neighborhood identifies as an asset worth preserving as is.

On Monday evening, you will be asked to make a recommendation regarding adoption of the High Point-Raymond Neighborhood Development Plan. On behalf of the Madison West Neighborhood Association, I am writing to ask you to take the same action as the action taken by the Long Range Transportation Committee at its June 22 meeting, the Board of Park Commissioners at its July 12 meeting, and the Sustainable Madison Committee at its July 17 meeting: Recommend adoption of the High Point-Raymond Neighborhood Development Plan, BUT TO SPECIFICALLY REMOVE THE EXTENSION OF JEFFY TRAIL from the Plan.

Who is the Madison West Neighborhood Association?

The Madison West Neighborhood Association was created and recognized by the City of Madison in 2016, and its boundaries encompass all of the District 1 Aldermanic district. One of its first efforts as a recognized neighborhood association was to form a 12 person committee with representation across each of its subdivisions (plus the Ice Age Falls subdivision, which is located in District 7 south of Raymond Road) to participate in City Planning's process to update the Neighborhood Development Plan. The Madison West Neighborhood Association's and the District 1 boundaries encompass all of the Neighborhood Development Plan area north of Raymond Road.

The West Madison Neighborhood Association has been active in providing information and analysis regarding Jeffy Trail throughout the process to update the Neighborhood Development Plan. **Additional, more detailed analysis and materials that the Association has developed and previously provided are attached, including an identification of missing and incorrect information provided in the Plan and staff analysis regarding Jeffy Trail.**

Who else has taken a formal position opposing the Jeffy Trail street extension?

- *District 1 Alder Barbara McKinney.* Alder McKinney's district encompasses all of the High Point-Raymond Neighborhood Development Plan north of Raymond Road except for a small sliver on the north end of the Plan that is in Alder Skidmore's district. Alder McKinney has testified and submitted a letter to the legislative file stating:

“As the Alder representing these residents, I strongly disagree with the recommendations of the Planning Division’s recommendation and rationale for the Jeffy Trail extension. Let the proposed resolution adopting the High Point Raymond Neighborhood Development Plan move forward as a supplement to the City of Madison Comprehensive Plan without the extension of Jeffy Trail. I am in support of removing the extension of Jeffy Trail out of the High Point-Raymond Neighborhood Development Plan.”

- *Each of the three voting committees that the Plan has been referred to prior to consideration by the Plan Commission.*

Bass, Kelly

From: Stouder, Heather
Sent: Monday, July 24, 2017 8:33 AM
To: Bass, Kelly
Cc: Firchow, Kevin; McAuliffe, Daniel
Subject: FW: Please save Jeffy Trail by voting to remove Jeffy Trail local street extension form NDP
Attachments: save jeffy trail-5.pdf

[For PC \(Attachment and E-mail\)](#)

From: bacantrell [REDACTED]
Sent: Sunday, July 23, 2017 9:48 PM
To: Stouder, Heather <HStouder@cityofmadison.com>
Subject: Fwd: Please save Jeffy Trail by voting to remove Jeffy Trail local street extension form NDP

Fyi

Sent via the Samsung GALAXY S® 5, an AT&T 4G LTE smartphone

----- Original message -----

From: b wang [REDACTED]
Date: 7/23/17 8:55 PM (GMT-06:00)
To: [REDACTED] district2@cityofmadison.com, [REDACTED] district14@cityofmadison.com, [REDACTED] district7@cityofmadison.com
Cc: district1@cityofmadison.com
Subject: Please save Jeffy Trail by voting to remove Jeffy Trail local street extension form NDP

Dear Members of the Plan Commission,

On Monday, July 24th, you will be asked to make a recommendation regarding adoption of the High Point-Raymond Neighborhood Development Plan. As a resident of this neighborhood, I am respectfully asking you to take the same action as the action taken by the Long Range Transportation Committee at its June 22 meeting, the Board of Park Commissioners at its July 12 meeting, and the Sustainable Madison Committee at its July 17 meeting: Recommend adoption of the High Point-Raymond Neighborhood Development Plan, BUT TO SPECIFICALLY REMOVE THE EXTENSION OF JEFFY TRAIL from the Plan.

I understand that the purpose of the extension of Jeffy Trail is to improve "connectivity", and this plan has been in place since 1997. However, so many things have changed since 1997 and connectivity does not mean automobile transportation only. I am connected with my neighbors by walking and biking on Jeffy Trail. The extension of Jeffy Trail WILL NOT improve connectivity, rather, it will hurt the connectivity of my neighborhood. Please save Jeffy Trail by voting to remove Jeffy Trail local street extension from NDP.

Attached is a letter I sent to some city officials in May concerning the extension of Jeffy Trail. I hope you read it and see my point.

Thank you!

Betty Wang

 Trevor Way, Madison

SAVE JEFFY TRAIL!

By a resident of Hawks Creek Neighborhood



COST OF CONNECTIVITY?

- ◆ Destroy a popular bike/walking path that promotes healthy life style
- ◆ Potential loss of human life (see photos on the left)
- ◆ Unsafe neighborhood
- ◆ Unsafe road
- ◆ Unnecessary spending by City of Madison
- ◆ Inefficient connectivity?

Dear City of Madison Planning Division Officials and Alders:

I am a resident of Hawks Creek Neighborhood. Like many of my neighbors, I am very concerned about the project of connecting Jeffy Trail to Raymond Road. I understand the good intention and importance of connectivity for Neighborhood Development Programs (NDPs). I trust that you consider the safety of residents in our neighborhood as the highest priority in your assessment and planning of connecting Jeffy Trail to Raymond Road.

On May 30th (Tuesday), you will have an opportunity to visit our neighborhood and see Jeffy Trail. I respectfully ask you to pay attention to:

- A memorial of a young lady, who was killed on her bike ride at the intersection of Raymond Road and Jeffy Trail (note: Raymond Road is a low-traffic road). Imagine approximately 1000 cars/day passing Jeffy Trail if it is connected to Raymond Road. See photos above.
- Lack of sidewalk, poor visibility, and narrow street on part of Jeffy Trail jeopardize residents safety. See photos above.

While it is debatable whether connecting Jeffy Trail to Raymond Road is the best way to spend money and develop neighborhood, it is unquestionable that public safety should be the number one priority of any public projects. Please think about the cost of connectivity—both material cost and human cost! Please save Jeffy Trail! Thank you! Betty Wang

Bass, Kelly

From: Stouder, Heather
Sent: Monday, July 24, 2017 8:33 AM
To: Bass, Kelly
Cc: Firchow, Kevin; McAuliffe, Daniel
Subject: FW: Jeffy Trail bike and walking path

For PC

From: bacantrell [REDACTED]
Sent: Sunday, July 23, 2017 7:17 PM
To: Stouder, Heather <HStouder@cityofmadison.com>
Subject: Fwd: Jeffy Trail bike and walking path

Fyi

Sent via the Samsung GALAXY S® 5, an AT&T 4G LTE smartphone

----- Original message -----

From: Chris Thomas <tini-t@charter.net>
Date: 7/23/17 7:03 PM (GMT-06:00)

To: [REDACTED], district2@cityofmadison.com, [REDACTED], district14@cityofmadison.com, district7@cityofmadison.com, "Cc:" <district1@cityofmadison.com>
Subject: Jeffy Trail bike and walking path

Hello members of the City Plan Commission,

I encourage you to consider carefully your vote tomorrow evening on the Highpoint-Raymond Neighborhood Development Plan as it relates to Jeffy Trail.

Neighbors were asked to vote many months ago on whether they prefer to keep the Jeffy Trail bike/walking path as is, or to support the NDP that calls for putting a road through the existing green space. Not only did 80% of neighbors take the time to vote, but they overwhelmingly expressed their desire to preserve the path and greenspace. Neighbors have spent the past three years writing letters and attending many meetings as a testament to their dedication to preserve the conservancy area. Since Mayor Soglin has made a point of asking citizens to share their input on neighborhood matters, I assume he therefore expects our concerns to be taken seriously by city planners.

Although the area is small, it is cherished by the neighborhood. New urban planning emphasizes preservation of such greenspaces whenever possible. Children need places like these as well as parks with swings and slides. Older residents are comforted by natural areas that remind them of where they played when young. People who work are drawn to such places for the opportunity to slow their harried pace for a few minutes. This little greenspace is a gem that the city should want to preserve. It is areas such as this that draw people to our city and give us the reputation for forward thinking!

We already have several streets that connect our neighborhood to surrounding areas. Our goal isn't to isolate ourselves, but rather to preserve a greenspace that is highly utilized and considered a park-like place for neighbors to connect and build community.

We know that sooner or later High Point Rd will be extended through the Marty property. Until then, we are willing to put up with the slight inconvenience of not having a direct cut-through to the south. Fire protection is very good now, and will be even better when High Point is cut through and Raymond and Gammon are reconfigured. We are extremely concerned that if Jeffy Trl were to be extended it would be used as a thruway while Co M/Pleasant View Rd are being widened and before High Point is extended.

Another concern is that the portion of Jeffy Trl that leads into the neighborhood belongs to the Town of Verona. It is a narrow "country road" with no sidewalk, and there is a rise in the road that makes seeing pedestrians ahead very difficult. People run, bike, walk their dogs, and push strollers on this road and it is already a danger. If Jeffy Trl were to become a thru street from Raymond Rd this would be an even bigger safety issue.

IMAGINE MADISON, our city's public engagement campaign, states that "Nothing is more important in the democratic process than abiding by the will of the people, and understanding what constituents' needs are." Who better understands our neighborhood's needs than the people who make this area of the city their home? Please support the overwhelming desire of the Jeffy Trl neighbors to eliminate the Jeffy extension road from the High Point-Raymond NDP.

Thank you,

Chris Thomas

Jeffy Trl

Bass, Kelly

From: Stouder, Heather
Sent: Monday, July 24, 2017 8:33 AM
To: Bass, Kelly
Cc: Firchow, Kevin; McAuliffe, Daniel
Subject: FW: Vote to remove Jeffy Trail local street extension from the High Point Raymond NDP

For PC

From: bacantrell [REDACTED]
Sent: Sunday, July 23, 2017 7:14 PM
To: Stouder, Heather <HStouder@cityofmadison.com>
Subject: Fwd: Vote to remove Jeffy Trail local street extension from the High Point Raymond NDP

Fyi

Sent via the Samsung GALAXY S® 5, an AT&T 4G LTE smartphone

----- Original message -----

From: LFOlsens [REDACTED]
Date: 7/23/17 6:55 PM (GMT-06:00)
To: [REDACTED] district2@cityofmadison.com, [REDACTED] district14@cityofmadison.com,
[REDACTED] district7@cityofmadison.com
Cc: district1@cityofmadison.com, [REDACTED]
Subject: Vote to remove Jeffy Trail local street extension from the High Point Raymond NDP

Dear Members of the Plan Commission,

As a member of the ad hoc committee of the West Madison Neighborhood Association, I'm requesting that you remove the Jeffy Trail street extension from the High Point Raymond Neighborhood Development Plan. The proposed street extension would spoil the quiet beauty of the Jeffy Path. The neighborhood does not want the street extension. Madison city officials have always desired community input for changes in their living area.

I like having the nature areas with animals, birds, and prairie flora. A road would destroy the natural habitats. This road extension is not needed. The half-million dollars for this project could be used in needed and desirable projects, not destroying the Jeffy path area.

Lee Olsen

Bass, Kelly

From: Stouder, Heather
Sent: Monday, July 24, 2017 8:33 AM
To: Bass, Kelly
Cc: Firchow, Kevin; McAuliffe, Daniel
Subject: FW: Jeffy Trail - Bike Path

For PC

From: bacantrel [REDACTED]
Sent: Sunday, July 23, 2017 7:13 PM
To: Stouder, Heather <HStouder@cityofmadison.com>
Subject: Fwd: Jeffy Trail - Bike Path

Fyi

Sent via the Samsung GALAXY S® 5, an AT&T 4G LTE smartphone

----- Original message -----

From: Galen Metz <galenmetz@gmail.com>
Date: 7/23/17 6:15 PM (GMT-06:00)
To: [REDACTED]
[REDACTED] district2@cityofmadison.com, [REDACTED]
[REDACTED] district14@cityofmadison.com,
district7@cityofmadison.com
Cc: district1@cityofmadison.com
Subject: Jeffy Trail - Bike Path

To the Planning Commission:

Please consider very carefully your decision about undoing the bike path in our neighborhood. We do NOT want Jeffy Trail extended to Raymond Rd. We use that path a great deal, almost daily. I do not want or need road access to Raymond Rd.

Unfortunately we will be out of town on Monday or we would certainly be at the meeting Monday night. We urge you to pay attention to those of us who live in the neighborhood.

Thanks for your consideration.

Bev and Galen Metz
[REDACTED] Millers Way
Madison, WI 53719
[REDACTED]

Bass, Kelly

From: Stouder, Heather
Sent: Monday, July 24, 2017 8:34 AM
To: Bass, Kelly
Cc: Firchow, Kevin; McAuliffe, Daniel
Subject: FW: Jeffy Trail Extension Opposition

For PC

From: bacantrell [REDACTED]
Sent: Sunday, July 23, 2017 1:42 PM
To: Stouder, Heather <HStouder@cityofmadison.com>
Subject: Fwd: Jeffy Trail Extension Opposition

Fyi

Sent via the Samsung GALAXY S® 5, an AT&T 4G LTE smartphone

----- Original message -----

From: Kathy Schappe [REDACTED]
Date: 7/23/17 12:00 PM (GMT-06:00)
To: [REDACTED] district2@cityofmadison.com, [REDACTED] district14@cityofmadison.com,
district7@cityofmadison.com
Cc: district1@cityofmadison.com
Subject: Jeffy Trail Extension Opposition

Dear Members of the Plan Commission,

I am sending you this email ahead of the meeting Monday 7/24/17 which I hope to attend. I request the Plan Commission take the same action as the LRPC, the Parks Commissioners and the Sustainable Madison Committee to recommend the removal of the Jeffy Trail extension from the Neighborhood Development Plan.

Along with our District 1 Alder McKinney, the majority of my neighbor's and surrounding area neighbor's, I am not in support of the cities plan for this unnecessary/unwanted road extension for ALL the reasons provided to you by our Neighborhood Association opposition papers.

I would like to thank those of you who took the time to visit the proposed road extension site earlier this spring. One of the main reasons I moved to this neighborhood, a little over a year ago, was this ped/bike path leading to this natural conservancy area. My forever home. I use this path regularly along with many neighbor's and other

city residence. I believe assets like this is what makes Madison a great place to live. This is a place where neighbor's and other city residence connect on a daily basis. A connectivity which is not created by a road.

In my opinion completing the Jeffy Trail Extension would be wasteful and destructive to the community in many ways. Respectfully, Kathy Schappe - [REDACTED] Saddle Stone Ln

Sent from [Mail](#) for Windows 10

Bass, Kelly

From: Stouder, Heather
Sent: Monday, July 24, 2017 8:34 AM
To: Bass, Kelly
Cc: Firchow, Kevin; McAuliffe, Daniel
Subject: FW: Vote to remove Jeffy Trail local street extension

For PC

From: bacantrell [REDACTED]
Sent: Sunday, July 23, 2017 8:28 AM
To: Stouder, Heather <HStouder@cityofmadison.com>
Subject: Fwd: Vote to remove Jeffy Trail local street extension

Fyi

Sent via the Samsung GALAXY S® 5, an AT&T 4G LTE smartphone

----- Original message -----

From: rachel madden [REDACTED] >
Date: 7/23/17 7:54 AM (GMT-06:00)
To: [REDACTED], district2@cityofmadison.com, [REDACTED],
[REDACTED] district14@cityofmadison.com,
district7@cityofmadison.com
Cc: "Harrington-McKinney, Barbara" <district1@cityofmadison.com>, "Stanford, Matthew"
[REDACTED]
Subject: Vote to remove Jeffy Trail local street extension

Hello members of the Plan Commission,

I was one of the 420 signatures that signed a letter in late 2015 calling for the City to permanently remove plans for the Jeffy Trail street extension. My family was also present on the Jeffy Trail path to greet you all when you came out in May to see for yourself the importance of this path to our community. Thank you very much for taking the time to do so, we very much appreciated that.

This path has been something very special to our family. I have watched my 2 little girls play on the path for the past 3 years, have met new neighbors on the path, and ultimately, we decided to move to this neighborhood, in large part, because of this path and the natural resources around it.

I ask you sincerely to please **remove the Jeffy Trail extension from the High Point Raymond Neighborhood Development Plan** to preserve our natural resources, enhance the quality of life of Madisonians, increase community connectedness, and remain committed to safety in our neighborhood.

Thank you for your time and your service.

Sincerely,
Rachel Madden

Bass, Kelly

From: Stouder, Heather
Sent: Monday, July 24, 2017 8:34 AM
To: Bass, Kelly
Cc: Firchow, Kevin; McAuliffe, Daniel
Subject: FW: Jeffy Trail Extension

For PC

From: bacantrell [REDACTED]
Sent: Saturday, July 22, 2017 10:16 PM
To: Stouder, Heather <HStouder@cityofmadison.com>
Subject: Fw: Jeffy Trail Extension

Fyi

Sent via the Samsung GALAXY S® 5, an AT&T 4G LTE smartphone

----- Original message -----

From: Don Marx [REDACTED]
Date: 7/22/17 8:36 PM (GMT-06:00)
To: "'bacantrell@charter.net'" [REDACTED]
Subject: Fw: Jeffy Trail Extension

Commisioner Cantrell:

We ask that you support the removal of the Jeffy Trail street extension from the Raymond-High Point Road Neighborhood Development Plan at the Plan Commission's July 24th meeting. The extension is to provide automobile connectivity to this area and, for some reason, is being treated as a crucial element of the NDP. There currently exists pedestrian and bicycle connectivity which we see as adequate to provide connectivity within the neighborhoods.

The removal of the Jeffy Trail extension does not impact the balance of the NDP. We have been told by City staff that Jeffy Trail will continue to have a low volume of local traffic and is not seen to provide a "cut-through" opportunity for motorists outside of the immediate neighborhoods. In fact only 11% of the projected 1,000 vehicle trips per day are projected to use the extension. Hardly a reason to destroy the natural area that provides a visual and physical natural linkage for those that live in the surrounding neighborhoods (and from other areas of the City) and use the Ice Age Scenic Trail and the Ice Age Junction and Jeffy Trail Bike Paths.

Taking the Jeffy Trail extension out of the NDP will not negatively impact the the transportation, utilities, metro routing, police and fire protection, and housing density recommendations in the plan.

The creation of the Ice Age Junction and Jeffy Trail bike paths provided important walking/biking connections between the neighborhoods on both sides of Raymond Road. The addition of a connection for automobiles would not add value or provide any tangible benefits for these residential neighborhoods. The Jeffy Trail extension will not serve any new developments but would clearly disrupt a natural wooded area that is used by neighborhood residents and other users. We want to sustain this natural area to provide a reason and opportunity for others to live in a neighborhood that values a connectivity that does not include or, for that matter, need the proposed motor vehicle access.

Please support the removal of the Jeffy Road Extension from the Raymond-High Point Road Neighborhood Plan.

Don Marx

Sue Marx

██████████ Snowmist Trail

Bass, Kelly

From: Stouder, Heather
Sent: Monday, July 24, 2017 8:35 AM
To: Bass, Kelly
Cc: Firchow, Kevin; McAuliffe, Daniel
Subject: FW: Neighborhood Development Plan - Vote to Remove Jeffy Trail Extension

For PC

From: bacantrell [REDACTED]
Sent: Friday, July 21, 2017 5:38 PM
To: Stouder, Heather <HStouder@cityofmadison.com>
Subject: Fwd: Neighborhood Development Plan - Vote to Remove Jeffy Trail Extension

Fyi

Sent via the Samsung GALAXY S® 5, an AT&T 4G LTE smartphone

----- Original message -----

From: Mike Mancera [REDACTED]
Date: 7/21/17 4:36 PM (GMT-06:00)
To: [REDACTED] district2@cityofmadison.com, [REDACTED] district14@cityofmadison.com,
[REDACTED] district7@cityofmadison.com
Cc: Katy Mancera [REDACTED]
Subject: Neighborhood Development Plan - Vote to Remove Jeffy Trail Extension

Dear Members of the Plan Commission,

As Madison residents, we respectfully send this email to kindly request that you take action to REMOVE the proposed Jeffy Road extension as part of the High Point Raymond Neighborhood Development Plan draft. The existing walking/biking-path/green space that is currently in place is a huge asset to the community and serves many other Madison residents as well. Our family uses this beautiful walking area on a daily basis year round, and losing this would mean losing the heart and identity of our neighborhood. Please know how much the existing walking path and green space is cherished. There simply is no imminent need for a road extension.

Please kindly consider removing the road extension at Monday's meeting. Thank you for your time and service.

Michael & Kathryn Mancera
[REDACTED] Trevor Way

Bass, Kelly

From: Stouder, Heather
Sent: Monday, July 24, 2017 8:35 AM
To: Bass, Kelly
Cc: Firchow, Kevin; McAuliffe, Daniel
Subject: FW: Re: Vote to remove Jeffy Trail local street extension from High Point Raymond NDP

For PC

From: bacantrell [REDACTED]
Sent: Friday, July 21, 2017 4:38 PM
To: Stouder, Heather <HStouder@cityofmadison.com>
Subject: Fwd: Re: Vote to remove Jeffy Trail local street extension from High Point Raymond NDP

Fyi

Sent via the Samsung GALAXY S® 5, an AT&T 4G LTE smartphone

----- Original message -----

From: [REDACTED]
Date: 7/21/17 4:18 PM (GMT-06:00)
To: "Stanford, Matthew" [REDACTED]
[REDACTED] district2@cityofmadison.com, [REDACTED] district14@cityofmadison.com,
district7@cityofmadison.com, Barbara McKinney <district1@cityofmadison.com>, Joseph Ryan
[REDACTED]
Subject: Re: Vote to remove Jeffy Trail local street extension from High Point Raymond NDP

Dear Members of the Plan Commission,

My husband Ken and I are among the 420 members that signed a letter opposing the Jeffy Street extension in the High Point Raymond Neighborhood Dev. Plan. As stated by Matthew Stanford and the Madison West Neighborhood Association in detail, this extension does not serve any purpose for our neighborhood. It takes away a popular pedestrian/bike path that was just put in three years ago, for a road that no one wants. There are better ways to spend that money for Madison. Please consider the wants and needs of the people in this neighborhood. Make it a priority to remove the Jeffy Trail local street extension from the High Point Raymond Neighborhood Development Plan.

Thank you,

Karen Minor

Sent from my iPad

On Jul 21, 2017, at 3:42 PM, Stanford, Matthew [REDACTED] wrote:

Dear Members of the Plan Commission,

On Monday night, I ask that you formally take action to recommend the removal of the Jeffy Trail local street extension from the High Point Raymond Neighborhood Development Plan. I am one of over 420 individuals (and 80% of ALL single family residences in the three subdivisions the street extension is intended to serve according to notices sent by the City to the neighborhood) that signed a letter opposing the extension of the Jeffy Trail.

<https://drive.google.com/file/d/0B9Va65B1BWM6TFVUOGpSdWhQaFE/view?usp=sharing> We are joined by the Madison West Neighborhood Association representing all of District 1, our neighborhood Alder Barbara McKinney, the Long Range Transportation Committee, the Board of Park Commissioners, and the Sustainable Madison Committee in opposing the extension of Jeffy Trail as a local street to Raymond Road.

I also want to thank you for taking time to come out to Jeffy Trail in May to personally see why we are opposed to changing what the neighborhood identifies as a unique asset to the neighborhood worth preserving as is given the few benefits the local street extension would provide to the neighborhood.

The Plan text presented by planning department staff leaves out or incorrectly states several key considerations for your Committee. **The Madison West Neighborhood Association has elaborated on these in its materials provided to you in its June 22 letter:**

- The Jeffy Trail local street extension would serve only 11% of trips in and out of the neighborhood according to Planning Department analysis. There is so little traffic in the neighborhood, that all streets are under the 1000 car per day threshold for measurement according to the Planning Department.
- Until the Raymond Road/Midtown Road arterial realignment and South High Point Road collector are completed as called for in the Plan, the residents have significant and logical concerns that traffic from Midtown Commons and elsewhere will use the local Jeffy Trail street to bypass the problematic unimproved Marty Road which is serving as the connector around the incomplete High Point Road. The Planning department has concluded that NO such through traffic will occur.
- The marginal 0.1 mile decrease in distance from the fire station will only be temporary, because the Raymond Road diagonal that analysis relies upon is to be severed in the Plan with a realigned Raymond Road/Midtown Road arterial.
- Adding a street extension where a dedicated and highly used and valued Jeffy Bike Path already exists necessarily increases risk to pedestrians and bicyclists. That permanent risk outweighs any marginal and temporary public safety response improvement.
- Quality of life is about more than just automobile street connections. Automobile street connections is just one of multiple planning goals in the Comprehensive Plan, many of which are not supportive of completing a local street in these particular circumstances.
- The neighborhood already enjoys dedicated pedestrian and bicycle connections to the south via the Jeffy Bike Path constructed in 2013.
- Because the City of Madison owns the land that the street would traverse, the City will bear significant costs to build the street extension. Current projections without the “additions” the suggested in the Plan place the cost to Madison at \$560,000.
- When the Common Council authorized the \$435,000 purchase of the Audubon Society/Smithies property in 2012 via Council Resolution #27973, the expense was budgeted from the “Bikeways project within the Engineering Department.” **It was budgeted as a bikeway expense because the primary reason for purchasing the land was to enable the completion of the Ice Age Junction Bike Path.** The text of the Common Council resolution states: “The acquisition of the Property would facilitate the expansion of the Ice Age Junction Trail, *potential* extension of Jeffy

Trail, and extension of sanitary sewer to serve the undeveloped lands in Hawks Creek Plat subdivision, related infrastructure improvements, and the creation of public open space. The Property has been identified in the High Point - Raymond Neighborhood Development Plan. The proposed uses shown on said Development Plan range from low density residential development, park, drainage, and open space. The acquisition of the Property would satisfy these multiple uses.”

- 85% of the frontage of the proposed Jeffy Street extension is on land zoned Conservancy by the Common Council in 2013 (not residential as incorrectly depicted in the Plan’s zoning map). This was zoned conservancy because it is a unique physical feature and natural resource asset TO THE CITY that is strongly embraced as a neighborhood asset. The remaining 15% of the frontage fronts an existing single lot just 40 feet from the end of the current end of Jeffy Trail street. The owner has no intent to develop it because it is a pine wooded double lot serving as a backyard.
- City ordinances do not prohibit a cul de sac in this case. There are exceptions in the Madison residential code for cul de sacs when a cul de sac is logical due to topography or other unique physical feature. Alternatively, the Commission could avoid a cul de sac by considering terminating Jeffy Trail at Miller Creek Drive, which is just 100 feet from the current end of Jeffy Trail.
- The Madison Code recommends that block lengths be less than 500 feet for residential zoning unless logical due to topography. The Jeffy Trail street extension is almost 900 feet long. Long blocks are to be avoided because they encourage excessive speeds. Adding traffic calming features will create barriers to fire response and further mitigate the marginal improvement in fire response to a small number of residences.

Lastly, I leave you with this consideration:

*If the need for automobile connectivity justifies spending \$560,000 to construct a local street opposed by the neighborhood, over a popular and recently completed bike path connecting to the Ice Age Junction Bike Path, through conservancy zoned land adjacent to the Ice Age National Scenic Trail to serve less than 11% of the neighborhood’s automobile trips when no traffic problem in the neighborhood has been identified and when fire response already meets city standards and will not use the connection with the Raymond Road arterial when it is reconfigured in accordance with the plan, **then is there any scenario in which street connectivity would not justify a road project in the City of Madison?** We have other priorities in Madison and the plan for the Jeffy Trail street extension places street connectivity above all other design and spending priorities.*

Again, I appreciate your time and consideration, and I hope that you will agree with the neighborhood and its Alder that the Jeffy Trail street extension does not serve the best interests of the neighborhood or the City, and is not consistent with the City of Madison’s Comprehensive Plan goals and priorities.

Matthew Stanford
Attorney

Jeffy Trail

<https://www.facebook.com/SaveJeffy/>

From: Joseph Ryan [REDACTED]
Sent: Friday, July 21, 2017 9:59 AM
To: info@madwest.org
Cc: District 1 Leadership Team [REDACTED]



Re: Vote to remove Jeffy Trail local street extension from NDP

Good afternoon members of the Plan Commission,

The Madison West Neighborhood Association offers the following comments specifically recommending the removal of the Jeffy Trail local street extension in the updated High Point-Raymond Neighborhood Development Plan. We will be providing additional comments separately regarding the Neighborhood Development Plan overall. We also want to thank you for taking time to come out to Jeffy Trail in May to personally see why we are opposed to changing what the neighborhood identifies as an asset worth preserving as is.

On Monday evening, you will be asked to make a recommendation regarding adoption of the High Point-Raymond Neighborhood Development Plan. On behalf of the Madison West Neighborhood Association, I am writing to ask you to take the same action as the action taken by the Long Range Transportation Committee at its June 22 meeting, the Board of Park Commissioners at its July 12 meeting, and the Sustainable Madison Committee at its July 17 meeting: Recommend adoption of the High Point-Raymond Neighborhood Development Plan, BUT TO SPECIFICALLY REMOVE THE EXTENSION OF JEFFY TRAIL from the Plan.

Who is the Madison West Neighborhood Association?

The Madison West Neighborhood Association was created and recognized by the City of Madison in 2016, and its boundaries encompass all of the District 1 Aldermanic district. One of its first efforts as a recognized neighborhood association was to form a 12 person committee with representation across each of its subdivisions (plus the Ice Age Falls subdivision, which is located in District 7 south of Raymond Road) to participate in City Planning's process to update the Neighborhood Development Plan. The Madison West Neighborhood Association's and the District 1 boundaries encompass all of the Neighborhood Development Plan area north of Raymond Road.

The West Madison Neighborhood Association has been active in providing information and analysis regarding Jeffy Trail throughout the process to update the Neighborhood Development Plan. **Additional, more detailed analysis and materials that the Association has developed and previously provided are attached, including an identification of missing and incorrect information provided in the Plan and staff analysis regarding Jeffy Trail.**

Who else has taken a formal position opposing the Jeffy Trail street extension?

- *District 1 Alder Barbara McKinney.* Alder McKinney's district encompasses all of the High Point-Raymond Neighborhood Development Plan north of Raymond Road except for a

small sliver on the north end of the Plan that is in Alder Skidmore's district. Alder McKinney has testified and submitted a letter to the legislative file stating:

“As the Alder representing these residents, I strongly disagree with the recommendations of the Planning Division's recommendation and rationale for the Jeffy Trail extension. Let the proposed resolution adopting the High Point Raymond Neighborhood Development Plan move forward as a supplement to the City of Madison Comprehensive Plan without the extension of Jeffy Trail. I am in support of removing the extension of Jeffy Trail out of the High Point-Raymond Neighborhood Development Plan.”

Bass, Kelly

From: Stouder, Heather
Sent: Monday, July 24, 2017 8:35 AM
To: Bass, Kelly
Cc: Firchow, Kevin; McAuliffe, Daniel
Subject: FW: Jeffy Trail Extension - Opposed

For PC

From: bacantrell [REDACTED]
Sent: Friday, July 21, 2017 4:37 PM
To: Stouder, Heather <HStouder@cityofmadison.com>
Subject: Fwd: Jeffy Trail Extension - Opposed

Fyi

Sent via the Samsung GALAXY S® 5, an AT&T 4G LTE smartphone

----- Original message -----

From: Lisa Steinhauer [REDACTED]
Date: 7/21/17 11:02 AM (GMT-06:00)
To: [REDACTED] district2@cityofmadison.com, [REDACTED] district14@cityofmadison.com,
[REDACTED] district7@cityofmadison.com, district1@cityofmadison.com
Subject: Jeffy Trail Extension - Opposed

Dear Planning Commission,

I understand the Jeffy Trail Extension project will be an item on the agenda for the meeting on Monday, July 24th.

I own a home on Jeffy Trail and would like to share my opposition to the trail extension. The proposed extension project is not supported by the majority of the neighborhood residents. The trail extension would bring more cons than pros. My main concern with the extension is that it does not make financial sense to work on the trail extension project when it is opposed by the those that it will affect most - the neighborhood residents.

The existing walking path and surrounding nature is more valuable than an unnecessary trail extension.

Thank you for your time and consideration.

Lisa Steinhauer
[REDACTED] Jeffy Trail, Madison, WI 53719

Bass, Kelly

From: Stouder, Heather
Sent: Monday, July 24, 2017 8:35 AM
To: Bass, Kelly
Cc: Firchow, Kevin; McAuliffe, Daniel
Subject: FW: Remove the Jeffy Trail extension and preserve our bike path

For PC

From: bacantrell [REDACTED]
Sent: Friday, July 21, 2017 4:37 PM
To: Stouder, Heather <HStouder@cityofmadison.com>
Subject: Fwd: Remove the Jeffy Trail extension and preserve our bike path

Sent via the Samsung GALAXY S® 5, an AT&T 4G LTE smartphone

----- Original message -----

From: Mara Oyster [REDACTED]
Date: 7/21/17 11:10 AM (GMT-06:00)
To: [REDACTED]

[REDACTED] district2@cityofmadison.com, [REDACTED]
[REDACTED] district14@cityofmadison.com,
district7@cityofmadison.com
Cc: district1@cityofmadison.com
Subject: Remove the Jeffy Trail extension and preserve our bike path

Dear Members of the Plan Commission,

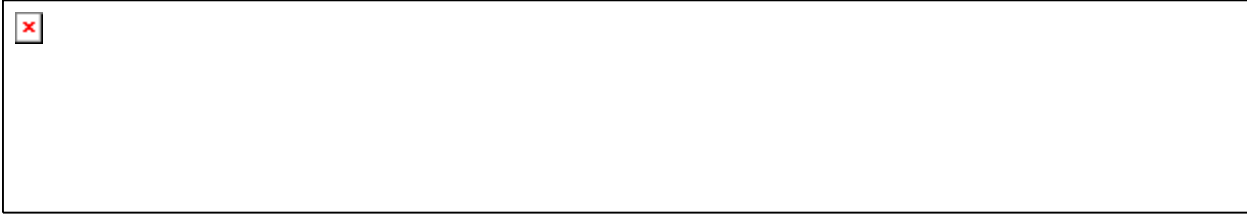
I live in the Hawks Creek neighborhood on Flagstone Drive, and I'm writing to ask you to remove the extension of Jeffy Trail from the High Point-Raymond Neighborhood Development Plan. My husband and I (as well as many of our neighbors) share the concerns outlined below. Our family treasures the natural setting of our neighborhood, and with kids ages 6, 5, and 18 months, we love the bike path, where our children can ride safely away from traffic. We are concerned that the Jeffy Trail extension will bring more unnecessary traffic through our neighborhood, and be more dangerous for our kids and all of the other children who live here.

Furthermore, there is no need to spend tax dollars on this project. With all of the needs in the Madison community, surely there are other projects that would have a far more positive impact on our residents.

Feel free to contact me with any questions. I hope that you will reconsider this plan.

Mara Oyster
Epic Recruiting

From: Joseph Ryan [REDACTED]
Sent: Friday, July 21, 2017 9:59 AM
To: [REDACTED] district2@cityofmadison.com; [REDACTED]
[REDACTED] district14@cityofmadison.com; district7@cityofmadison.com
Cc: District 1 Leadership Team [REDACTED]
Subject: Madison West Neighborhood Association (MWNA) Letters to Plan Commission - July 24th Agenda Item: 47681



Re: Vote to remove Jeffy Trail local street extension from NDP

Good afternoon members of the Plan Commission,

The Madison West Neighborhood Association offers the following comments specifically recommending the removal of the Jeffy Trail local street extension in the updated High Point-Raymond Neighborhood Development Plan. We will be providing additional comments separately regarding the Neighborhood Development Plan overall. We also want to thank you for taking time to come out to Jeffy Trail in May to personally see why we are opposed to changing what the neighborhood identifies as an asset worth preserving as is.

On Monday evening, you will be asked to make a recommendation regarding adoption of the High Point-Raymond Neighborhood Development Plan. On behalf of the Madison West Neighborhood Association, I am writing to ask you to take the same action as the action taken by the Long Range Transportation Committee at its June 22 meeting, the Board of Park Commissioners at its July 12 meeting, and the Sustainable Madison Committee at its July 17 meeting: Recommend adoption of the High Point-Raymond Neighborhood Development Plan, **BUT TO SPECIFICALLY REMOVE THE EXTENSION OF JEFFY TRAIL** from the Plan.

Who is the Madison West Neighborhood Association?

The Madison West Neighborhood Association was created and recognized by the City of Madison in 2016, and its boundaries encompass all of the District 1 Aldermanic district. One of its first efforts as a recognized neighborhood association was to form a 12 person committee with representation across each of its subdivisions (plus the Ice Age Falls subdivision, which is located in District 7 south of Raymond Road) to participate in City Planning's process to update the Neighborhood Development Plan. The Madison West Neighborhood Association's and the District 1 boundaries encompass all of the Neighborhood Development Plan area north of Raymond Road.

The West Madison Neighborhood Association has been active in providing information and analysis regarding Jeffy Trail throughout the process to update the Neighborhood Development Plan. **Additional, more detailed analysis and materials that the Association has developed and previously provided are attached, including an identification of missing and incorrect information provided in the Plan and staff analysis regarding Jeffy Trail.**

Who else has taken a formal position opposing the Jeffy Trail street extension?

- *District 1 Alder Barbara McKinney.* Alder McKinney’s district encompasses all of the High Point-Raymond Neighborhood Development Plan north of Raymond Road except for a small sliver on the north end of the Plan that is in Alder Skidmore’s district. Alder McKinney has testified and submitted a letter to the legislative file stating:

“As the Alder representing these residents, I strongly disagree with the recommendations of the Planning Division’s recommendation and rationale for the Jeffy Trail extension. Let the proposed resolution adopting the High Point Raymond Neighborhood Development Plan move forward as a supplement to the City of Madison Comprehensive Plan without the extension of Jeffy Trail. I am in support of removing the extension of Jeffy Trail out of the High Point-Raymond Neighborhood Development Plan.”

- *Each of the three voting committees that the Plan has been referred to prior to consideration by the Plan Commission.*

- *Long Range Transportation Committee.* This committee introduced and passed a motion recommending the removal of the Jeffy Trail street extension from the High Point-Raymond Neighborhood Development Plan.

- *Board of Park Commissioners.* This committee introduced and passed a motion recommending the removal of the Jeffy Trail street extension from the High Point-Raymond Neighborhood Development Plan.

- *Sustainable Madison Committee.* This committee introduced and passed a motion recommending the removal of the Jeffy Trail street extension from the High Point-Raymond Neighborhood Development Plan.

Why should the City of Madison not include the Jeffy Trail local street extension in the updated High Point Raymond Neighborhood Development Plan?

In short, the neighborhood to be served by the local street connection views the small benefits in auto connectivity that the street would serve (just 11% of neighborhood automobile trips and according to the Planning Department would serve no through traffic) as not outweighing the permanent costs to this unique conservancy zoned space and the dedicated bicycle and pedestrian connectivity currently served by the Jeffy Bike Path, not to mention the \$560,000+ cost to the City Capital Budget to construct a street. The neighborhood views the space that the street would traverse as a unique wooded park space and bike path that is an asset to the neighborhood and should be preserved as is.

While automobile connectivity is one goal in the Comprehensive Plan, there are multiple other goals and principles in the Comprehensive Plan that given the unique circumstances and impacts of the proposed Jeffy Trail local street extension should collectively outweigh the minimum benefit to automobile connectivity of the local street extension, including:

- “Foster[ing] neighborhood involvement in all development decisions that will impact the neighborhood.”
- “Madison will grow and develop in a sustainable way that will protect the high quality natural environment, promote energy efficiency and conservation of natural resources, and create a built environment that is adaptable to future changes in conditions.”
- “Preserve natural areas with outstanding ecological and aesthetic qualities.”

- “Require the design of subdivision plats to protect and enhance outstanding views of natural resource features.”
- “Adopt and enforce zoning code, land division ordinance and other regulations that protect from development environmental corridors and the natural resource features of which they are comprised, such as lakeshores, hilltops, and significant wooded areas, for example.”
- “The design of neighborhoods and districts should create memorable places for people and be designed at a human-scale to create a strong sense of place and community.”
- “When designing new neighborhoods, seek opportunities to establish and preserve defining views and visual references that contribute to neighborhood identity and character.”
- “Foster the creation of engaging and visually attractive neighborhoods, each with a distinctive sense of place.”
- “Neighborhood street networks should be designed to discourage cut- through non-local traffic and excessive travel speeds.”
- “Ensure that views and vistas of significant value, such as views of the lakes, open space or the Capitol, are treated sensitively by new structures or potential visual obstructions.”
- “Neighborhood streets and sidewalks should provide an interconnected transportation network that links neighborhoods, districts and corridors without forming barriers between them. Dead-end streets and cul-de-sacs shall **generally** be avoided **unless necessary to protect sensitive environmental features or address significant changes in topography.**”

Should the City be concerned that removal of the Jeffy Trail local street extension from the High Point Raymond Neighborhood Development Plan will create a bad planning precedent?

No. This is a unique set of multiple circumstances unlikely to be ever fully replicated again in Madison. While there is overwhelming and large neighborhood opposition (420+ individuals representing 80% of ALL single family homes in the neighborhood, signed a letter opposing the street), there are multiple other unique factors taken together that would limit the applicability of a decision to remove the Jeffy Trail local street extension to other requests to not build a street connection:

Bass, Kelly

From: Stouder, Heather
Sent: Monday, July 24, 2017 8:36 AM
To: Bass, Kelly
Cc: Firchow, Kevin; McAuliffe, Daniel
Subject: FW: Jeffy Trail - Bike Path

For PC

From: bacantrell [REDACTED]
Sent: Friday, July 21, 2017 4:36 PM
To: Stouder, Heather <HStouder@cityofmadison.com>
Subject: Fwd: Jeffy Trail - Bike Path

Sent via the Samsung GALAXY S® 5, an AT&T 4G LTE smartphone

----- Original message -----

From: Kevin Smith gmail [REDACTED]
Date: 7/21/17 3:07 PM (GMT-06:00)
To: [REDACTED] district2@cityofmadison.com, [REDACTED] district14@cityofmadison.com,
district7@cityofmadison.com
Cc: district1@cityofmadison.com
Subject: Jeffy Trail - Bike Path

To the Planning Commission:
Please consider very carefully your decision about undoing the new bike path in our neighborhood. We do NOT want Jeffy Trail extended to Raymond Rd. My family uses that bike path a great deal. I use it, literally, almost daily while walking my dog. I do not want or need road access to Raymond Rd.

My eleven-year-old asked about this recently and how much he hates the idea of the road. Unfortunately we will be out of town on Monday or we would certainly be at the meeting Monday night. We urge you to pay attention to those of us who live in the neighborhood. Thanks for your consideration.

Kevin Smith
[REDACTED] Quartz Ln.
Madison, WI
[REDACTED]

Bass, Kelly

From: Stouder, Heather
Sent: Monday, July 24, 2017 2:15 PM
To: Bass, Kelly
Cc: Firchow, Kevin; McAuliffe, Daniel
Subject: FW: Please remove Jeffy Trail from Neighborhood Development Plan

For PC

From: bacantrell [REDACTED]
Sent: Monday, July 24, 2017 1:47 PM
To: Stouder, Heather
Subject: Fwd: Please remove Jeffy Trail from Neighborhood Development Plan

Fyi

Sent via the Samsung GALAXY S® 5, an AT&T 4G LTE smartphone

----- Original message -----

From: Ann Massie Nelson [REDACTED]
Date: 7/24/17 8:01 AM (GMT-06:00)
To: [REDACTED], district2@cityofmadison.com, [REDACTED], district14@cityofmadison.com, district7@cityofmadison.com, district1@cityofmadison.com
Subject: Please remove Jeffy Trail from Neighborhood Development Plan

Dear Plan Commission members,

We respectfully ask that you remove the Jeffy Trail extension from the plan for all of the reasons Matthew Stanford articulated in his recent email.

Thank you.

(Lu)
Ann
and Brad Nelson
[REDACTED] Millers Way

Bass, Kelly

From: Stouder, Heather
Sent: Monday, July 24, 2017 2:16 PM
To: Bass, Kelly
Cc: Firchow, Kevin; McAuliffe, Daniel
Subject: FW: Jeffy Trial

For PC

From: bacantrell [REDACTED]
Sent: Monday, July 24, 2017 1:46 PM
To: Stouder, Heather
Subject: Fwd: Jeffy Trial

Fyi

Sent via the Samsung GALAXY S@ 5, an AT&T 4G LTE smartphone

----- Original message -----

From: Josh Kahle [REDACTED]
Date: 7/24/17 8:31 AM (GMT-06:00)
To: [REDACTED] district2@cityofmadison.com, [REDACTED] district14@cityofmadison.com
Cc: district7@cityofmadison.com
Subject: Jeffy Trial

To the Planning Commission:

My wife and I are new to District 7 ([REDACTED] Raymond Road), just recently relocating from Chicago. One of the key factors in deciding to move to Ice Age Falls was the easy access to the Ice Age Trail and the Jeffy Trial Bike Path. We use the path daily, often a couple of times a day to access Flagstone Park and to ride our bikes -- away from traffic.

Beyond the removal of the path we use and love so much, one of the main concerns we have is increased traffic in front of our property. We have a one-year-old son, and while we knew we were buying a house on a busier road we didn't know there were proposals to make it even busier -- if we had known, we surely would have purchased somewhere else.

I won't be able to make the meeting tonight but I ask you to please consider the overwhelming support of the neighborhood to remove the Jeffy Trail extension. We do not want or need it. It will make my family less safe and greatly diminish one of the most charming and valuable things to the area.

Sincerely,

Josh

Josh Kahle



Bass, Kelly

From: Stouder, Heather
Sent: Monday, July 24, 2017 2:16 PM
To: Bass, Kelly
Cc: Firchow, Kevin; McAuliffe, Daniel
Subject: FW: Jeffy Trail Meeting of 7/24

For PC

From: bacantrell [<mailto:bacantrell@charter.net>]
Sent: Monday, July 24, 2017 1:45 PM
To: Stouder, Heather
Subject: Fwd: Jeffy Trail Meeting of 7/24

Fyi

Sent via the Samsung GALAXY S@ 5, an AT&T 4G LTE smartphone

----- Original message -----

From: George Conway [REDACTED]
Date: 7/24/17 9:48 AM (GMT-06:00)
To: [REDACTED]
[REDACTED] district2@cityofmadison.com, [REDACTED]
[REDACTED] district14@cityofmadison.com,
district7@cityofmadison.com
Cc: District 1 Leadership Team [REDACTED] >, "McKinney, Barbara"
<district1@cityofmadison.com>, "M. Stanford" [REDACTED] >
Subject: Jeffy Trail Meeting of 7/24

Dear Planning Committee

I unfortunately will not be able to attend the meeting this evening. However I would like you to consider the following points that oppose your position of continuing to move forward with the plan to include the Jeffy Trail Extension:

1. Your position is opposed by virtually every resident it is designed to serve. We do not want the extension and want to preserve the park created by the City.
2. A stated service increase of 11% is negligible

as the Jeffy Trail Extension is not designed as a thru street, so if those that it is designed to benefit are opposed to it why proceed?

3. The plan is opposed by: a) Long Range Transportation Committee; b) Board of Park Commissioners; c) Sustainable Madison Committee; d) our elected representative Alderman Barbara McKinney.

4. The response time for emergency cited in your rational acknowledge that it is within the accepted standards. Your off hand comments about making right turns do not take into account that is the emergency services job, which is well performed and once Raymond Road is relocated become irrelevant.
5. The last time I checked we live in a representative democracy and our elected representative Ald. Barbara McKinney is opposed to the plan, that in itself should be enough to drop the extension. As employees of the City of Madison, you were not elected but have a position to serve the public. When the public in a specific area are opposed to one of your plans you should accede to their wishes as they pay your salaries via taxes.

It is truly sad when I observe an arm of the City of Madison Government continue to push through a plan that will destroy a park enjoyed by the residents. Moreover the connectivity issue cited is not served by your plan as it is not designed to serve as a through street to Mid Town Road. Overall your position makes no sense, when the Marty Farm and other properties you acknowledge are the key to connecting North and South High Point Rd. Again you have stated that the Jeffy Trail extension is not a connector, then what is it other than a plan conceived by your department that is not wanted or needed by the residents, who pay your salary. It appears to be an ill-conceived plan that your department created years ago and are hell bent on proving that you can shove it down the residents throats. I respectfully ask that you take a step back, check you planning egos at the door and drop the Jeffy Trail Extension.

Respectfully,

George Conway

██████ Mica Rd.

Madison, WI 53719

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████████████████████

Bass, Kelly

From: Stouder, Heather
Sent: Monday, July 24, 2017 2:17 PM
To: Bass, Kelly
Cc: Firchow, Kevin; McAuliffe, Daniel
Subject: FW: Jeffy Tr.

For PC

From: bacantrell [REDACTED]
Sent: Monday, July 24, 2017 1:41 PM
To: Stouder, Heather
Subject: Fwd: Jeffy Tr.

Fyi

Sent via the Samsung GALAXY S® 5, an AT&T 4G LTE smartphone

----- Original message -----

From: Mike Duchek [REDACTED]
Date: 7/24/17 9:57 AM (GMT-06:00)
To: [REDACTED]
[REDACTED], district2@cityofmadison.com, [REDACTED],
[REDACTED], district14@cityofmadison.com,
district7@cityofmadison.com, district1@cityofmadison.com
Subject: Jeffy Tr.

Dear members of the plan commission,

I will be unable to make tonight's meeting due to swimming lessons for my kids (3 and 8), but I just wanted to send you a note about the Jeffy Trail bike path. We moved into our house at [REDACTED] Dolomite Ln. (in the adjoining neighborhood, a few blocks up) a few years ago, and one of the things I noticed when checking out the area was the Jeffy Trail Bike Path. It was such a nice feature that connected the neighborhood to the other bike paths. It's also a nice spot to listen for frogs and look for bats when you're walking at sunset (they can be seen flying right over the bike path), as well as just a nice place for a walk, run, or stroller ride. I'd also note that the path connects to another path off Trevor Way, which is nice for those folks. We'd be pretty disappointed to see this fixture of our neighborhood eliminated in favor of a road that would connect to an undeveloped area and that we would never use.

I've heard some say that not connecting this road would be like McKenna, but I don't think that's analogy makes any sense. The real analogy to McKenna is High Point Rd. Jeffy Trail is slated to connect to Raymond Rd., which is going to be capped off near Hwy M and PD. Connecting it would be a waste of money that would

only serve to connect the area with undeveloped, Town of Verona land. I honestly do not understand why spending half a million dollars on such a road, especially now, would do anyone any good. And I would also point to the fact that the north end of Jeffy Trail is a very narrow, unimproved road in the town of Verona and due to a hill visibility there is poor. I would think that increasing traffic flow through here would create a greater safety issue than it already is there.

Again, what is a priority for us is the completion of High Point Rd. between Midtown and Raymond, and the 4th lane of High Point Rd. near Velvet Leaf, which I think Alder McKinney can speak to as she has on our Nextdoor site recently.

In short, now is not the time, but the city has continually said they not only want to put this road through despite near-universal opposition by the neighborhood, but they want to do it as soon as possible, and I think the best solution is to remove this from the neighborhood plan for now, especially given the lack of development in the near future where it would connect.

Thank you for your consideration, and a special thanks to Alder McKinney for her continued efforts to collaborate with her constituents on this issue,

-Mike Duchek and Richelle Ladwig, [REDACTED] Dolomite Ln.

Bass, Kelly

From: Stouder, Heather
Sent: Monday, July 24, 2017 2:41 PM
To: Bass, Kelly
Cc: Firchow, Kevin; McAuliffe, Daniel
Subject: FW: Please remove Jeffy Trail extension from the NDP

For PC

From: bacantrell [REDACTED]
Sent: Monday, July 24, 2017 1:38 PM
To: Stouder, Heather <HStouder@cityofmadison.com>
Subject: Fwd: Please remove Jeffy Trail extension from the NDP

Fyi

Sent via the Samsung GALAXY S® 5, an AT&T 4G LTE smartphone

----- Original message -----

From: Ken Minor <[REDACTED]>

Date: 7/24/17 10:38 AM (GMT-06:00)

To: [REDACTED]

[REDACTED], district2@cityofmadison.com, [REDACTED],
[REDACTED], district14@cityofmadison.com,
district7@cityofmadison.com

Subject: Please remove Jeffy Trail extension from the NDP

I'm writing to ask you all to support the removal of the Jeffy Trail extension from the neighborhood plan. I'm an avid bicyclist and walker and use the park-like trail often. Creating a street through an area frequented by families and set aside as a conservancy would destroy the nature of the trail. Further, I'm very concerned that extension will create a place to cut through to avoid high traffic on County M and Marty.

Given that the street extension is opposed by 80% of the neighborhood its suppose to serve, has an insignificant improvement on access times for safety, and then only until Raymond is dead ended, there seems no positive outcome that would offset the significant negative of losing such a valuable green space.

Thank you

Ken Minor

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Bass, Kelly

From: Stouder, Heather
Sent: Monday, July 24, 2017 2:41 PM
To: Bass, Kelly
Cc: Firchow, Kevin; McAuliffe, Daniel
Subject: FW: Jeffy Trail - Bike Path

For PC

From: bacantrel [REDACTED]
Sent: Monday, July 24, 2017 1:37 PM
To: Stouder, Heather <HStouder@cityofmadison.com>
Subject: Fwd: Jeffy Trail - Bike Path

Fyi

Sent via the Samsung GALAXY S® 5, an AT&T 4G LTE smartphone

----- Original message -----

From: Bill Isermann [REDACTED]
Date: 7/24/17 10:45 AM (GMT-06:00)
To: [REDACTED], district2@cityofmadison.com, [REDACTED],
[REDACTED], district14@cityofmadison.com,
district7@cityofmadison.com
Cc: "Subeck, Lisa" <district1@cityofmadison.com>
Subject: Jeffy Trail - Bike Path

To the Planning Commission:

We are writing in support of our Neighborhood's request to **permanently** remove the Jeffy Trail street extension from the High Point Raymond Neighborhood Development Plan.

Thank you for your support!

Sincerely,

Bill & Gayle Isermann
[REDACTED] Jeffy Trail

Bass, Kelly

From: Stouder, Heather
Sent: Monday, July 24, 2017 2:41 PM
To: Bass, Kelly
Cc: Firchow, Kevin; McAuliffe, Daniel
Subject: FW: Jeffy Trail street proposed extension is not analogous to McKenna ... & a vote to delete does not set a "precedent"

For PC

From: bacantrell [REDACTED]
Sent: Monday, July 24, 2017 1:37 PM
To: Stouder, Heather <HStouder@cityofmadison.com>
Subject: Fwd: Jeffy Trail street proposed extension is not analogous to McKenna ... & a vote to delete does not set a "precedent"

Fyi

Sent via the Samsung GALAXY S@ 5, an AT&T 4G LTE smartphone

----- Original message -----

From: David Franker [REDACTED]
Date: 7/24/17 12:10 PM (GMT-06:00)
To: [REDACTED], district2@cityofmadison.com, [REDACTED], district14@cityofmadison.com, district7@cityofmadison.com, Joseph Ryan [REDACTED], district1@cityofmadison.com
Subject: Jeffy Trail street proposed extension is not analogous to McKenna ... & a vote to delete does not set a "precedent"

Planning Commission,

I urge you all to vote to remove the Jeffy Trail street extension tonight from the Raymond/High Point Neighborhood plan.

Many citizens have given many reasons to vote to delete the proposed extension. I would highlight, however, two things I haven't heard often.

1. While some alders and planning members have logically raised the issue of the "mistake" of previously not extending McKenna in a more connected type of fashion, **Jeffy Trail is not McKenna.**

The traffic volume between the two streets, either with or without the extension, is not comparable. **Voting to extend Jeffy to avoid the McKenna "mistake" would be to mix apples with oranges - perhaps even just apples to cucumbers.**

Not only is the Jeffy traffic not in the same dimension regarding traffic counts (present and future) as McKenna; McKenna leads to substantial amounts of retail. A Jeffy extension would not. There is zero retail from a Jeffy extension and won't be due to the housing situation that's already in place.

In this regard I have heard an alder and a planning commission member say, "Well, if we delete Jeffy Trail street extension, that would set a bad precedent." First of all, **this isn't a legal matter subject to judicial "precedent."**

Second, and more importantly, **the city sets policy to serve as a guideline. Without policy, every decision would be in a real sense random. But policy also serves to highlight those times when an exception to policy logically should be made. This is one such case.** I have served in local government as a city council member, a mayor and a school board member. **Sometimes an "exception" to "policy" is the best policy.**

And to find that exception does not set any "precedent" that precludes attention to policy in the future.

2. My neighbors and I on the SOUTH side of Raymond appreciate the commission's "field trip" to the area a few weeks ago. I invite you, though, to come early in the morning. Then you will hear and perhaps see **the nesting sandhill crane pair that have raised young sandhills in this sensitive area for several years now;** there is the occasional fox; **songbirds that flourish with a magnificent cacophony of song due to the prairie restoration that my Snowmist Trail neighbor, Greg Armstrong, the recently retired head of the UW Arboretum has done with other neighbors pitching in;** or the fawn that my wife and I recently saw resting in the area...

Cranes, not concrete; citizens, not just commissions; songbirds, not shovels.

Thanks for voting to delete the proposed Jeffy Trail street extension from the neighborhood plan.

David Franker

██████████ Snowmist Trail

Former Iowa City School Board

Former North Liberty, IA, city council

Former North Liberty, IA, mayor

Former Iowa 2nd U.S. Congressional District Democratic nominee, 2004

Bass, Kelly

From: Stouder, Heather
Sent: Monday, July 24, 2017 2:41 PM
To: Bass, Kelly
Cc: Firchow, Kevin; McAuliffe, Daniel
Subject: FW: VOTE TONIGHT to Remove Jeffy Trail extension from the High Point - Raymond NDP

For PC

From: bacantrell [REDACTED]
Sent: Monday, July 24, 2017 1:33 PM
To: Stouder, Heather <HStouder@cityofmadison.com>
Subject: Fwd: VOTE TONIGHT to Remove Jeffy Trail extension from the High Point - Raymond NDP

Fyi

Sent via the Samsung GALAXY S@ 5, an AT&T 4G LTE smartphone

----- Original message -----

From: Cheryl Jones [REDACTED]
Date: 7/24/17 12:37 PM (GMT-06:00)
To: [REDACTED], district2@cityofmadison.com, [REDACTED], district14@cityofmadison.com, district7@cityofmadison.com
Cc: district1@cityofmadison.com
Subject: VOTE TONIGHT to Remove Jeffy Trail extension from the High Point - Raymond NDP

Good Afternoon members of the Plan Commission,

Tonight, you will be asked to make a recommendation regarding the adoption of the High Point-Raymond Neighborhood Development Plan. I am writing to ask you to vote to REMOVE THE EXTENSION OF JEFFY TRAIL from the NDP. This is the same action that was taken by the Long Range Transportation Committee, the Board of Parks Commission, and the Sustainable Madison Committee. This is also the action endorsed by the District 1 Alder, Barbara Mckinney.

The street extension is not something the neighborhood wants, over 420 individuals residing in the neighborhood signed a letter opposing the extension. As a resident in this neighborhood, I would not use this road. Please consider the voice of the neighborhood who are saying this road extension is not wanted and not needed.

In this vote, please consider the words of City of Madison Chief Engineer when he stated people were using this space as a park. This is true and it is a beloved and unique piece of the neighborhood.

This street extension does not bring any further development with it, in fact, it will be a road that the neighborhood does not want through conservancy land. Putting a street through a conservancy space will prevent its full use and potential as a park and conservancy space.

In the Jeffy Trail memo written by the City of Madison, there are some exceptions to the noted when considering the creation of cul du sacs. One being topography, the other being unique physical features. I would urge you to consider this a wooded park area that falls under that criteria.

Thank you again for your time and consideration to this important neighborhood issue. I hope that you agree with the residents and vote to remove the Jeffy Trail extension from the Neighborhood Development Plan. I look forward to hearing the discussion at tonight's meeting.

Cheryl Jones
[REDACTED] Trevor Way