



VANDEWALLE & ASSOCIATES INC.

Wednesday, March 3, 2010

Brad Murphy
City of Madison Planning Department
215 Martin Luther King Jr. Blvd.
Suite 100
Madison, WI 53710

Re: Shady Woods Neighborhood Plan
Request for Timeline Extension

Dear Brad:

The Shady Woods Neighborhood Property Owners Coalition has been working towards the resolution of their outstanding concerns with the Neighborhood Plan over the course of the last six months. Their discussion with City Staff, Ice Age Trail, and others has led them to formally request that the timeline for the adoption of the plan for Development Phases B and C be extended at least a year to allow for additional discussion and feasibility testing.

The extension period will allow additional time to address the following components:

- 1.) Additional engineering work needs to be completed on difficult floodplain and regional stormwater impacts;
- 2.) Further assessment needs to be done on the location of parks, green space, trails and storm water management given the geography of the land.
- 3.) Sewer serviceability is a key issue that needs to be researched to determine the ability to serve this area and the area to the west;
- 4.) Commencement of an economic feasibility study of proposed and potential alternative land uses;
- 5.) Intergovernmental discussions regarding regional overall infrastructure phasing, and growth patterns;
- 6.) Discussions regarding potential routing and land acquisition/easement needs for the extension of the Ice Age Trail;
- 7.) Continued discussion with City Staff and Officials regarding the future development patterns and needs for the neighborhood and region.

While this extension is in place, the property owners acknowledge the City's requirements for an adoption of a neighborhood plan, prior to the submittal of development proposals; thereby eliminating any exposure for uncoordinated development.

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Shaping places, shaping change

Getting the plan to consensus level is more important than getting it done fast as this plan will guide the implementation and development of this area in perpetuity. We believe that the additional time will allow all of the parties to continue discussing options and come to a win-win resolution that will facilitate a strong vision for the future of this area and the region.

Sincerely,

A handwritten signature in black ink, appearing to be 'B. Munson', written in a cursive style.

Brian Munson
Principal

CC: Shady Woods Property Owners Coalition:
Ken Keryluk & Melissa Wee (Keryluk Properties)
Charles Dykman (Kuechmann Property)
Guy & Laura Dreger (Dreger Property)
Chuck Heath (Heath Properties)
Loveday Herrling (Cowling Property)
Mayor Cieslewicz
Mike Wollmer, Ice Age Trail Alliance