

## Holmgren, Peter

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**From:** Carlson, Matthew C (27473) [MCCarlson@michaelbest.com]  
**Sent:** Monday, May 02, 2016 4:28 PM  
**To:** Holmgren, Peter  
**Cc:** [REDACTED]  
**Subject:** FW: [Blackhawk Water Tower] Notice of Public Meeting & Other Project Updates

Pete: As you will recall, we represent Carole Schiller with regard to this matter and her concerns regarding the potential siting of the Blackhawk Water Town in proximity to the property she owns that is immediately to the south of the proposed Water Utility project site. We appreciate the receipt of the Notice regarding the upcoming Public Meeting on May 5<sup>th</sup> referenced below. Carole will be attending the meeting in person but unfortunately I will be out of town and unable to attend. Accordingly, I wanted to send this email correspondence to reiterate our concerns, which Carole will also present in person at the public meeting.

Per the presentation we made to the Water Utility Board during the public comment section of the February 24, 2016 meeting, we understand the stated need for the water tower in the general proximity of the Old Sauk and Pioneer intersection to serve the ongoing and future development of the area and we acknowledge that the 2002 Elderberry Neighborhood Plan identified the parcel to the north of Carole's property as the proposed location for the water tower. However, as stated during the February 24<sup>th</sup> meeting, and as Carole has stated on other occasions, we are very concerned about the potential siting of the water town in an area of the Water Utility property that is directly adjacent to Carole's property. We believe that any such location will have a directly detrimental impact on the value of Carole's property, which property is slated for future residential development per the neighborhood plan. In addition, as previously expressed, because the 2002 Elderberry Neighborhood Plan clearly depicted the location of the proposed water tower as being on the far northern portion of the Water Utility property adjacent to Old Sauk Road, an expectation was set that the tower would not be constructed in close proximity to Carole's parcel.

Per the above, based on our review of the 3 possible site locations for the placement of the water tower on the Water Utility property, we object to sites 1 and 2, given their proximity to Carole's property and inconsistency with the 2002 Elderberry Neighborhood Plan. Proposed Site 3 (which appears to be in the approximate "middle" of the Water Utility parcel) is the most acceptable of the 3 options, and we understand would also be acceptable to the representatives of the Polk Farm Conservancy property. Accordingly, while our preference remains that the water tower be sited in an area immediately adjacent to Old Sauk Road as contemplated in the 2002 Elderberry Neighborhood Plan, of the 3 options currently under consideration, we believe that proposed Site 3 is the only alternative that merits any further consideration.

We appreciate your efforts and the opportunity to engage in this process. Thank you for your time and consideration of the above. Please feel free to contact my office or Carole directly with any questions regarding the above.

Best,

Matt

Matthew C. Carlson  
Michael Best & Friedrich LLP  
One South Pinckney Street  
P.O. Box 1806  
Madison, WI 53701-1806  
(608) 257-7473 (Direct Line)  
(608) 283-2275 (Fax)

FRIENDS OF  
**POPE FARM  
CONSERVANCY**



... preserving the land and its stories

10333 Blackhawk Road, Middleton, WI 53562

May 13, 2016

Madeline B Gotkowitz  
President  
Madison Utility Water Board

Dear Madeline,

RE: Location of the proposed Blackhawk Water Tower

I am writing you on behalf of the 480 members of the Friends of Pope Farm Conservancy and the more than 90,000 people who visit the Pope Farm Conservancy each year. We have a passion for preserving this unique educational, ecological, and agricultural landscape as an asset to the greater Madison-Middleton metro area. There is no comparable view-shed in Dane County and preserving its best vista is what prompts this letter. I think there is a way that your project can proceed while preserving the best of what the Conservancy offers.

I had the pleasure of taking some of your staff on a tour some months ago, and appreciate your inclusive process in planning the proposed water tower and its location. I understand the need for expanded urban development and the infrastructure to support it. I also recognize that someone will oppose the water tower no matter where it is placed. Your proposed site #2 or positions to the east and south of it offer a reasonable compromise. We urge you to select a final position that reflects the greater public interest of preserving the Conservancy's highly valued aesthetics as a public asset.

In addition, the Friends have formed a homestead committee to work on preserving the 15 acres including the Pope Farm Homestead in the future. The main reason we are doing this is to preserve the same viewing and photo corridor that is in question. We have been working with this for the last 18 months, and have developed interest from the Natural Heritage Land Trust and others to help in efforts to preserve this land.

The most popular photo corridor is the view of the homestead over the stone fence and the Sunflower field that is planted on top of the hill north of your site. Thousands of photos have been taken from this position; one photo mural hangs in the main entrance to the UW Hospital (examples enclosed). Our members and the Conservancy's visitors would like to preserve the most popular vista. Last year we had approximately 60,000 people at Sunflower Days and almost every family had cameras and shot over these fields. This is the same vista that is photographed by news services (e.g. UPI) and these photos have run in countless newspapers across the country including the LA times.

You have a choice – the tower can be placed to show a community that tries to balance its infrastructure needs with its quality of living, or... it can be the eyesore in thousands of photos. Thank you for your consideration.

Mel Pope,

Chair,  
Friends of Pope Farm Conservancy

## UW Hospital Main Entrance Mural

Water Tower Position # 2 or positions east and south of that would preserve this vista for the thousands of visitors to the Pope Farm Conservancy.





Homestead over Stone Fence













**Conservation where you live**

303 S. Paterson St., Suite 6, Madison WI 53703 / 608.258.9797 / [www.nhlt.org](http://www.nhlt.org)

May 16, 2016

Madeline B. Gotkowitz  
President  
Madison Water Utility Board  
119 East Olin Avenue  
Madison, WI 53713

RE: Proposed location of the Blackhawk Water Tower

Dear Madeline:

Natural Heritage Land Trust is a nonprofit, community-based organization working to permanently preserve land in the greater Dane County area. Over the past 33 years, the Land Trust has permanently protected over 10,000 acres of natural areas, wildlife habitat, working farms, lakeshores, stream beds, and recreational land.

We are working with the Friends of Pope Farm Conservancy to preserve 15 acres retained by the Pope family (the "Homestead" property) when Pope Farm Conservancy was created. Our objective is to maintain the open space contributing not only to the scenic beauty of the Conservancy but also reflecting the rural character and agricultural history of the landscape. The Homestead property, which includes an historic barn, is directly across Old Sauk Road from the proposed locations of the Blackhawk Water Tower.

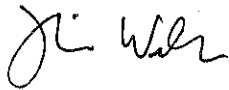
Preserving important views at the Conservancy is central to our efforts. We request that the Water Utility Board take the vista from the Conservancy's high point into consideration when deciding where to locate the tower. When the sunflowers are in bloom each summer, countless individual and family photographs are taken of this quintessential Wisconsin rural view which extends from the Conservancy's high point southwest across the fields to the historic barn on the Homestead property. Even more visitors enjoy the view at other times of year, often with cameras in hand.

We believe that proposed tower location #2 will least impinge on the view enjoyed by thousands of visitors to the Conservancy. We believe that with proposed tower locations #1

and #3, the water tower would be more prominently in that view. I hope that the Madison Water Utility Board will join us in preserving this wonderful view.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Welsh". The signature is written in a cursive, flowing style.

Jim Welsh  
Executive Director  
jim@nhlt.org

## Holmgren, Peter

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**From:** Deming, Amy  
**Sent:** Tuesday, May 17, 2016 2:59 PM  
**To:** Holmgren, Peter  
**Cc:** Barrilleaux, Amy  
**Subject:** FW: Blackhawk water tower.

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**From:** Beth Rahko [REDACTED]  
**Sent:** Tuesday, May 17, 2016 2:14 PM  
**To:** Water  
**Subject:** Blackhawk water tower.

To: Madison Water Utility,

As a frequent visitor to Pope Farm Conservancy I am asking that you consider Option #2 for the placement of the water tower. Pope Farm is a unique conservancy that has a wide variety of interesting "scenes" that change every few weeks. The various prairies are reminiscent of the land before European settlement. They burn the prairies in spring just like the Native Americans in spring. Then the plants grow from inches to up to 6 feet and constantly change colors until winter when the seeds provide food for the animals. The same interesting "scene" is repeated with the rotating crops planted in strips to prevent erosion. The fabulous sunflowers attracts 60,000 visitors over the course of 2 weeks!

The CCC built a "spillway" to prevent erosion in the 1930's. There are remnants of a log cabin that housed a family of 10 who immigrated from Germany. The Wisconsin Historical Society plants gardens that reflect our history every year to supply food to the food pantries and interest to all the visitors. American Indians sent smoke signals from the peak of this glacial recessional moraine that could be seen from the Madison lakes and for miles around. The barn at Pope Farm Conservancy is becoming a favorite of many local photographers.

Please consider Option #2 when you decide the final placement of your water tower.

Beth Rahko  
[REDACTED]

## Holmgren, Peter

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**From:** Deming, Amy  
**Sent:** Wednesday, May 18, 2016 7:20 AM  
**To:** Holmgren, Peter  
**Cc:** Water; Heikkinen, Thomas  
**Subject:** FW: New Blackhawk water tower location

-----Original Message-----

From: Ronn Ferrell [REDACTED]  
Sent: Tuesday, May 17, 2016 8:32 PM  
To: Water; [all\\_alders@cityofmadison.com](mailto:all_alders@cityofmadison.com); Mayor; [info@popefarmconservancy.org](mailto:info@popefarmconservancy.org); David Shaw  
Subject: New Blackhawk water tower location

To: the Madison Water Utility Board, all Madison Common Council Alders, Mayor Paul Soglin,

I serve on the Dane County Board and represent District 15. The district includes half of the Town of Middleton as well as some of the west side of Madison, mostly in District 1.

The Water Utility Board is soon deciding which of the 3 proposed water tower locations will be the final choice.

I understand decisions such as this are never easy and there is always someone who will not be pleased with any choice.

As a Dane County Board Supervisor, resident of the City of Madison, and water utility customer, I urge the Water Utility Board, the Common Council and the Mayor's office to support Option #2 for the location of the new Blackhawk water tower.

I know you have received a letter from the Friends of Pope Farm Conservancy outlining their reasons for supporting Option #2. Please review their letter carefully and consider the long term ramifications of placing this tower at a location that will sully the view shed from the Conservancy.

It is also my understanding that the Town of Middleton Town Board also unanimously supports Option #2.

When you have all of the elected officials for an area supporting a location as well as the hundreds of members of the Friends of Pope Farm Conservancy on board, I believe your path is clear.

This water tower is not going away in our lifetimes, please make the best choice, not only now, but for future generations of City and County residents and thousands of others that benefit from the Conservancy and protect the view shed from the Pope Farm Conservancy. Choose option #2 for the tower location.

Thank you,

Supervisor Ronn Ferrell

Dane County Board, District 15

May 19, 2016

Madeline B. Goykowitz, President

Madison Water Utility Board

Re: Siting Blackhawk Water Tower

Hello Madeline,

A copy of Mr. Pope's letter and pictures to you has been made available to me. His triangle showing their view shed does not appear to start from the high spot in Pope Farm. Adjusting that triangle to commence from the highest point would bring his triangle to the left and may eliminate any view of the tower. You recently toured the Pope Farm. Do you feel that the northern point of his triangle could be in area where the grade declines?

Mr. Pope contends there is no comparable view shed in Dane County. My acreage, directly south of the proposed water tower site, is equally high and has a wonderful westerly view that extends to Blue Mounds State Park. Optimal use of this interesting property would benefit the City of Madison.

The Elderberry Neighborhood Plan shows future development of the area to the south of the tower. While Pope Farm is an asset, development and protection of future residents of this area is a greater public interest. Quality of life should also be considered for future City of Madison residents.

The last paragraph in Mr. Pope's letter talks about the tower being an eyesore in thousands of photos. Cameras could be repositioned to avoid the tower. Certainly the "quality of living" for the future homeowners and property values should take priority over photos. Visitors to Pope Farm can enjoy the Farm and go home to their pleasant neighborhoods.

As we suggested previously, siting the tower in a park setting as close to Old Sauk Rd. as possible would be my preference. If this is not possible, hopefully, site #3 will be considered.

Carrol A. Schiller, [REDACTED] Verona, WI 53593