

**2010-2011 COMPREHENSIVE PLAN REVIEW
PRELIMINARY LIST OF POTENTIAL TRACK 2 AMENDMENTS**

**AMENDMENT REQUESTED BY VERIDIAN
GRANDVIEW COMMONS / SPRECHER NEIGHBORHOOD [LOCATOR MAP 3]**

LIST OF COMMENTS RECEIVED:	DATE
Neighbors for Responsible Development Grandview Commons	5-7-11
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Roger Anderson	5-8-11
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Tiffany Taha	5-11-11

From: Neighbors for Responsible Development Grandview Commons [mailto:gvcnrd@gmail.com]

Sent: Saturday, May 07, 2011 5:10 PM

To: Neighbors for Responsible Development Grandview Commons

Subject: IMPORTANT: Veridian Zone Change Amendment at 5/16 Plan Commission

Dear Neighbors.

After months of virtually no news on the grocery store front, there is activity on the proposal for a zone change from Veridian to the City of Madison.

http://www.cityofmadison.com/planning/ComprehensivePlan/documents/Veridian_Vandewalle.pdf

The Development Team is requesting a remapping of the town center sites east of North Star from Neighborhood Mixed Use/Medium Density Residential to Community Mixed Use and remapping the former Doric Lodge Site from Low Density Residential to Community Mixed Use.

If the zoning change is approved Veridian will have a blank slate as to what kind of commercial development goes on the Doric Lodge site. Could be 65K sq grocery, could be 65K sq big-box anything.

The proposed amendment will be introduced to the commission on May 16. **The discussion will be limited to which projects should remain on the list for continued study and review. It is appropriate, therefore, that we request the commission remove the Grandview proposed amendment from further consideration.**

WE NEED A LARGE PRESENCE AT CITY HALL (210 Martin Luther King Blvd) ON 5/16 at 5:30 pm in Rm 201:

The more residents that appear at Plan Commission to register their opposition the better chance we stand of making an argument on why this proposal should not be considered. While you may choose to speak for up to 2 minutes, it isn't as critical as your appearance and registered opposition.

What you can do: Write a letter to Brad Murphy and Michael Waidelich:

bmurphy@cityofmadison.com, mwaidelich@cityofmadison.com and copy Mayor Paul Soglin at psoglin@cityofmadison.com, and his aide Anne Monks, amonks@cityofmadison.com. Request that your comments be printed and shared with all Plan Commission members prior to the meeting.

From: Paul Reilly [mailto:prreilly@sbcglobal.net]
Sent: Sunday, May 08, 2011 9:37 AM
To: Soglin, Paul
Cc: Waidelich, Michael; Monks, Anne; Murphy, Brad
Subject: Plan Commission Meeting

Mayor Soglin,

During the last year, the residents of *Grandview Commons* and *Richmond Hill* have been living under the threat of a big box grocery store being constructed in a residential area. Roundy's made such a proposal and in spite of negative feedback from residents, City staff and some members of the Plan Commission, Roundy's has been unwilling to change or modify its proposal. They have proven to be very inconsiderate of neighborhood needs and desires.

The proposed project would require a change to the City's comprehensive plan and the neighborhood plan as well as changes to zoning. Veridian, the land owner, has submitted a request to change the comprehensive plan. This is the first step in a process that would ultimately pave the way for a big box store. It is frustrating to us because Roundy's has not yet submitted a formal application. Consequently, the discussion will focus on the nature of the requested change and not the resulting big box development. This fear was expressed in a letter I sent to the Plan Commission last year (copy attached).

The requested change, along with others, will be received by the commission on Monday, May 16. Changes that the commission is interested in considering will be referred to staff for study, review and recommendation. Neighborhood residents will ask that the requested change to the comprehensive plan from Veridian be removed from the list and given no further consideration. Without a formal application there can be no reasonable discussion of the issue.

All residents of this area favor commercial development within the limits of the existing plan. The requested change violates all the sound planning principles used to develop the new urbanism plans for *Grandview Commons*.

We hope you will support our efforts to protect neighborhoods from big box developments.

Paul Reilly
1218 Alexandria Lane
Madison, WI 53718
221-0274
prreilly@sbcglobal.net

May 28, 2010

Mr. Brad Murphy, Director, Planning Division
Members of the Plan Commission
City of Madison
Madison, Wisconsin

Re: Proposed Grocery Store in Grandview Commons

I attended the meeting of the Plan Commission on April 26, 2010, and listened to the development team's presentation. It was immediately obvious that their proposal violates many of the concepts and principals used to prepare the Sprecher neighborhood plan. In spite of their comments, there is nothing "visionary" about placing a big box store in the center of a residential area.

The argument that the grocery store must be 62,000 square feet in order to be successful must be questioned. One of the more successful grocery stores in Dane County, using sales volume per square foot as a measurement, is the Willy Street Co-op. That store is 21,000 square feet; including back of store and the basement.

I think the development team is taking advantage of the current economic conditions to justify a big box. This is all about economics. Roundy's wants to build a regional facility rather than a neighborhood store and Veridian wants to sell land. I understand that businesses act in their own best interests. We must understand also, however, that the well being of the neighborhood is not part of their thinking.

Because of its size, the proposed store will be a development in and of itself and will not serve as an anchor for anything. The store, along with the huge parking lot, will dominate the area and take up most of the available land. The distance from the store entrance to the small retail area at the western end of the property will be 800 – 900 feet. A big box store at one end of the property and a few retail shops at the other, separated by three football fields of parking, is not most people's idea of a town center.

I also listened to the public comments and the many concerns of the neighborhood residents. I need not repeat them here but there are a few additional points. All of the maps, drawings and illustrations provided by the team have stopped at Cottage Grove Road and do not show the Richmond Hill neighborhood immediately to the south.

Some homes are near the road and the residents will be looking at a concrete wall almost as wide as a football field. They will also have to tolerate the noise from the constant roar of air conditioners as well as the heavy truck traffic. Home values and the peaceful use and enjoyment of their property will diminish.

The grocery store will require two additional curb cuts on Cottage Grove Road. This corridor servers as a bike-way for many young people from Grandview Commons, Reston Heights, Richmond Hill, Door Creek and Rambling Acres. There are currently many safely issues which will be greatly compounded by the additional intersections.

There has been much discussion about expectations from area residents. In the April 22 issue of Isthmus Mr. Simon was quoted as saying the neighborhood was never promised a grocery store. True enough. They were also never told they would have to suffer the consequences of a big box store. There were other statements in the article about need. The people making them, however, do not live here and we should not let a plea of necessity override all of the detrimental aspects of this proposal.

Many people purchased homes in the area based on representations made in the neighborhood plan. Changing the plan now would have a negative impact on the confidence people have in developers and in their government.

I have heard that the developer may ask the City to change the comprehensive plan prior to submitting a formal application. That would be an underhanded way to approach this controversial issue. The City of Madison has always protected the integrity of residential neighborhoods. Please continue that tradition and keep in place the significant aspects of the comprehensive and neighborhood plans.

Thank you,

Paul R. Reilly
1218 Alexandria Lane
Madison, WI 53718

Cc: Ald. Judy Compton
Michael Waidelich
David Simon

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

From: Roger Anderson [<mailto:randersn@sbcglobal.net>]

Sent: Sunday, May 08, 2011 10:38 PM

To: Murphy, Brad; Waidelich, Michael; Cnare, Lauren

Cc: Soglin, Paul; Monks, Anne

Subject: Remapping of Doric Lodge site

To all,

My name is Roger Anderson. I live at 549 Galileo Dr in the Grandview Commons neighborhood, part of the McClellan Park Neighborhood Association, on the East side of Madison where the Doric Lodge site is located.

I am emailing to inform all of you that I am in favor of changing the mapping of the town center sites East of North Star Dr. from Neighborhood Mixed Use/Medium Density Residential to Community Mixed Use and remapping the former Doric Lodge site from Low Density Residential to Community Mixed Use.

I understand that 25 years ago the plan was to have small shops in this area. It's a great idea but the economy has changed and there are several mostly empty strip mall, small business areas already on the East side. Monona Dr has several old and new building that are mostly empty. There needs to be an anchor business in the area for smaller businesses to succeed. There is nothing else in the area that would generate the traffic, foot, bike or auto, that is needed to support small businesses.

DSI has been working for years to find businesses to invest in a small business type of commercial development without any luck. I would think it's the same reasons that the buildings on Monona Dr. are empty. I am glad that DSI did not build more smaller buildings in the neighborhood just to have the buildings be empty.

From my understanding, Cottage Grove Rd. is already slated to be expanded and the bridge over the Interstate will be four lanes. Cottage Grove Rd. will be able to handle any traffic generated from a larger business on the land.

The Doric Lodge is an eye sore. The empty lots are not attractive. The library promised for the neighborhood is on hold until plans can be determined for the rest of the land. It is my opinion that changing the mapping for the land will allow a better chance for the land to be developed for the better of the McClellan Park neighborhood.

The City of Madison has laws regarding landscaping, lighting, architecture, etc. of any commercial building built. A larger building could be built that would still fit into the overall neighborhood. A larger building would accommodate an anchor business that would draw the traffic to support smaller businesses as well as support the neighborhood. Businesses would help bring bus service to the area, pay taxes, provide goods and services, and jobs.

With the additional taxes, we may be able to get the library in the neighborhood, bus service, and better snow plowing of the narrow carriage lanes in the neighborhood in the winter.

I request that my comments be printed and shared with all Plan Commission members prior to the May 16 meeting.

Thank you.
Roger Anderson
549 Galileo Dr

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

From: Larry Eriksson [<mailto:erikres@execpc.com>]
Sent: Monday, May 09, 2011 11:34 AM
To: Murphy, Brad; Waidelich, Michael
Cc: Soglin, Paul; Monks, Anne; Larry Eriksson
Subject: Grandview Commons zoning change proposal

To members of the Madison Plan Commission:

We are strongly opposed to the proposed amendment to change the zoning of the Grandview commons town center sites and former Doric Lodge site to Community Mixed Use. My wife and I have lived on the east side of Madison for 37 years including 22 years in Heritage Heights and 15 years in Richmond Hill. Our two children graduated from LaFollette High School and the University of Wisconsin-Madison. They remain Madison residents and our daughter's family currently resides in Grandview Commons.

When we purchased our homes in these neighborhoods, we presumed that they would remain essentially residential in character with limited commercial development. The value of our current residence on Fairfax Lane in Richmond Hill would be severely damaged by the proposed zoning change. Community Mixed Use zoning would lead to commercial development that would serve a much larger area than the immediate neighborhood. It would increase traffic, congestion, noise, and disturbances in the Richmond Hill neighborhood.

We have always presumed that the former Doric Lodge site would ultimately be used for residential purposes as specified by the current Low Density Residential zoning. We also understood that the town center area would have commercial development appropriately scaled for the surrounding neighborhood. This is particularly necessary for Grandview Commons developed with New Urbanism concept that is designed to actively diminish automobile traffic, not to attract it with large scale commercial development.

Big box and other large scale developments belong in areas like East Towne where the roads are designed to handle high volumes of city-wide traffic, something that Cottage Grove Road will never be able to do. In fact, rapid development in Cottage Grove has already led to very high traffic levels and congestion on Cottage Grove Road.

For all of these reasons, we ask that the proposed amendment to change the zoning of the Grandview Commons town center sites and former Doric Lodge site be removed from further consideration.

We further request that our comments be printed and shared with all Plan Commission members before the meeting.

Thank you,

Karen and Larry Eriksson
6105 Fairfax Lane
Madison, WI 53718-8262

608-222-1815

From: Mark and Sherri Cyra [mailto:mscyra@sbcglobal.net]
Sent: Monday, May 09, 2011 12:25 PM
To: Murphy, Brad; Waidelich, Michael; Soglin, Paul; Monks, Anne; Maniaci, Bridget
Subject: Grandview Commons zone change

We are writing in support of the zoning change that Veridian has requested in the Grandview Commons neighborhood, and in favor of the proposed grocery store development. We recognize that commercial development will be aided by the creation of an anchor store (in this case, a grocery store). While we respect diverse opinions, including those that the proposed store is too large, we also realize that current economic times make the viability of small "mom and pop" grocery stores very limited. Furthermore, we do not consider the proposed grocery store a "big box."

When we moved to our neighborhood almost eight years, it was with enthusiasm for the mixed use neighborhood concept. The economic realities that new businesses face today are more challenging than those that existed when our neighborhood was in the planning stages. These economic changes will necessitate changes to the comprehensive plan.

We also want to ensure that all voices are heard in this process, not just those raised in descent. We have many neighborhood friends who support the grocery store project, and hope that they, too, come forward in support of this proposal.

Unfortunately, we are unable to attend this evening's Plan Commission meeting. Please feel free to share our comments with all members of the Plan Commission.

Thank you for your time and consideration.
Sincerely,
Mark and Sherri Cyra
726 Copernicus Way
Madison, WI 53718

From: Sarah Buhl [mailto:sarahmattisonbuhl@sbcglobal.net]

Sent: Monday, May 09, 2011 2:24 PM

To: Cnare, Lauren

Cc: Murphy, Brad; Waidelich, Michael; Soglin, Paul; Monks, Anne; uncas1066@gmail.com; mscyra@sbcglobal.net; olsonm@tds.net; finkelmeyer@charter.net; mdarga@sbcglobal.net

Subject: Fw: IMPORTANT: Veridian Zone Change Amendment at 5/16 Plan Commission

RE:

Veridian Zone Change

5/16 Plan commission

Hi Lauren,

As always, Mickey and I fully support a grocery store. The size is really not so alarming, as long as the design is attractive and can mimic the style of our "New Urban" neighborhood. We've seen it done in many urban settings; it looks just fine. In fact I (Sarah) just returned from New Orleans where they have an extremely understated CVS right in the Quarter! It CAN be done. In fairness, some large retail may not be desirable; Walmart, Menards, and Home Depot come to mind. We've never seen design innovation or sensitivity from these corporations.

We remain dedicated to thoughtful zoning and development of the designated retail spaces in Grandview Commons.

Please let us know how we can move forward in a positive, creative direction.

Thanks for your dedication.

Most Sincerely,

Mickey and Sarah Buhl

617 Milky Way

From: ryan bender [mailto:rabender@gmail.com]
Sent: Monday, May 09, 2011 3:03 PM
To: Murphy, Brad; Waidelich, Michael; Soglin, Paul; Monks, Anne
Subject: Proposed Rezoning in Grandview Commons

Hello,

I am a homeowner in Grandview Commons and I am writing to voice my opposition to the rezoning of the Doric Lodge area to allow a big box retail outlet.

I stayed in Madison after school and moved to a Veridian neighborhood because I thought that Madison and Veridian shared my commitment to a different kind of future. The development of the future should not include huge empty spaces that are difficult to re-purpose. Right now, for example, one of the Copp's in my hometown moved locations - leaving behind a large store and empty parking lot. What will happen to our neighborhood when a 65,000 square foot store is no longer profitable?

Development has slowed because of the recession, but one of the tough economic lessons learned during this period has been - bigger is not always better. If Roundy's wants to put a grocery store our neighborhood this is their opportunity to be smaller, smarter, and better than before - not just doing business as usual.

65,000 sq ft of big-box retail goes against our neighborhood plan, and the City of Madison Comprehensive Plan - so let's encourage Roundy's to accommodate Madison and our neighborhood, not go out of our way by making a change for a projected land development that has failed in presentations at neighborhood, Plan Commission, and Urban Design meetings.

Thank you,

Ryan Bender

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Ryan A. Bender, R.Ph
[\(608\)206-5866](tel:(608)206-5866)
649 Orion Trail
Madison, WI 53718
rabender@gmail.com

From: KD [mailto:k.deane@charter.net]
Sent: Monday, May 09, 2011 4:46 PM
To: Waidelich, Michael
Subject: Grandview Commons Grocery Store

Dear Mr. Waidelich, I am writing to advise I am totally against changing the zoning for a big box store in this location. You will be trying to shove 10 pounds of crap in a 2 pound bag. This will create way to much traffic and congestion for this small of an area. Please vote this down, it is a bad, bad thing to push on us when it is not necessary to have this large a store for our neighborhood, thanks for your help if it is possible, Kenneth Deane, 6301 Kilpatrick Ln.

From: Tony Peterangelo [mailto:tpeterangelo@gmail.com]
Sent: Monday, May 09, 2011 6:06 PM
To: Murphy, Brad; Waidelich, Michael; Soglin, Paul; Monks, Anne
Subject: Grandview Commons grocery

Hello,

I am writing you today to ask that you remove the Grandview Commons rezoning amendment from further review. I have contacted most of you in the past regarding this issue and while I do not wish to waste your time, I would like to make it clear that many people who live in the neighborhood are opposed to any changes that will impact our quality of life.

Many of us feel like Veridian gave us a "bait & switch". We were lured into the neighborhood with promises of a small, walkable commercial area. Now that we have all made a commitment to our neighborhood (with the largest financial investment most of us will ever make) they pull the curtain back to reveal the real plan which is not what is best for the neighborhood but what will make them the most money as quickly as possible.

When I wanted to build a deck onto my house, I was required to go through an approval process with Veridian to make sure that what I wanted to build would conform with the neighborhood plan. What is hard to understand is how the reverse is not true. Why am I required to conform while they are allowed to do whatever they like?

The best course of action seems to be that the two sides of this issue come together to compromise on a plan that works for everyone. It may not be exactly what either side wants but something that will work and we can all live with.

A problem with this compromise option is that it appeared to many of us at the November planning meeting that Copp's seems unwilling to be a part of that process. With each counter-statement from Copp's at the meeting they continued to stand firm on the need for 62,000 sq ft. (and now, after hearing our concerns with the size, it has actually INCREASED to 65000 sq ft!). In order for this compromise to happen, we will need to get Copp's to join in the discussion.

At this point it really comes down to two issues: size and location. We want 25,000 and they want 62,000. The average of these two numbers is 43,500. To me, it would be nice if we could walk away from this uncomfortable issue with a store that is not classified as a "big box" which would mean creating a plan for a store slightly smaller than 40,000 sq ft.

The other big issue seems to be the actual placement of the store on the land. I feel as though our neighborhood would be better served with the store closer to the new Great Dane side rather than where it is now and I believe most if not all of our group would agree with that.

Without some kind of compromise our neighborhood will not support what has forced upon us and in the end, the store will be more likely to fail. If we want to shop at a "big box" we will continue to drive to Woodman's for our food needs. With compromise, many of us will probably end up becoming frequent customers and with time the store will likely thrive.

I do not support any amendments to change the comprehensive plan that would accomodate big box retail in our neighborhood. Please forward and share my comments with the Plan Comission when they meet this Monday.

Again, I appreciate your time and efforts and look forward to being part of this process towards a compromise,

Tony Peterangelo 721 N Star
Dr Madison, WI 53718
345-6069

From: sherwig@kraftfoods.com [mailto:sherwig@kraftfoods.com]
Sent: Tuesday, May 10, 2011 10:48 AM
To: Murphy, Brad; Waidelich, Michael; Soglin, Paul; Monks, Anne
Subject: Proposed Grandview Commons Comprehensive Plan Amendment Revision

Good day,

I am writing to you regarding the March 16 Plan Commission review of the proposed Comprehensive Plan amendment for the potential development of a grocery store within the Grandview Commons Neighborhood. I am a resident of Grandview Commons and **request the commission remove the Grandview proposed amendment from the list included for further consideration.**

- I am not opposed to retail for Grandview Commons, **only the location and size that deviate largely from the original plan** that caused me to make the decision to invest in the Grandview Commons Neighborhood.
- When the original Sprecher neighborhood plan was created in the 1980's Don Hovde worked closely with City Planning Staff to ensure a New Urbanistic Concept. The City of Madison has based all approved neighborhood plans on this concept, none of which place a "big-box" in a residential neighborhood.
- What the Plan Commission decides to do with this proposal will affect the lives of people who have invested in the City's concept of New Urbanism for the next 50+ years to come. An approval of the proposed plan revision will set a precedent and will negate years of thoughtful development strategy.
- There may be other proposals that come forward that are less intrusive and would warrant changing a neighborhood plan; however, this is not one of them, especially leaving the door wide open to ANY big-box store Veridian wishes to entertain.
- Big-box stores generate grossly higher "Trip Generation" than a combination of smaller mixed used commercial establishments, bringing heavy traffic to Cottage Grove Road, across a two lane bridge and bike path and into our neighborhood.

Please share my comments with all Plan Commission members prior to the meeting. Your consideration of my request is greatly appreciated.

Sarah J. Herwig
809 Callisto Drive
Madison, WI 53178

From: Murphy, Brad
Sent: Wednesday, May 11, 2011 8:25 AM
To: Waidelich, Michael
Subject: FW: Grand View commons change

fyi

Brad Murphy
Planning Division Director
Dept. of Planning & Community & Economic Development
P.O. Box 2985
215 Martin Luther King Jr. Blvd
Madison, WI 53701
608 266 4635

From: Jeff Fuller [mailto:jeffryfuller@charter.net]
Sent: Tuesday, May 10, 2011 10:36 PM
To: Murphy, Brad
Cc: Soglin, Paul; Monks, Anne
Subject: Grand View commons change

I support the change to allow the grocery store and future development and library. I am a Grand View Commons resident.

Jeff Fuller
jeffryfuller@charter.net

From: "Lytle, David W" <DLYTLE@amfam.com>
Date: Tue, 10 May 2011 12:39:19 -0500
To: district3@uscellular.blackberry.com<district3@uscellular.blackberry.com>
Subject: Grandview Planning changes

I'll write this to you but you can pass on to the City Planning Staff/Committee that will be considering the changes you outlined in your e-mail.

Lauren:

I am in favor of a large box development at the Grandview site and/or Doric Lodge. There used to be a small coffee shop in the retail building that is there now,(which houses Great Dane Brew Pub), and the gentleman and his wife lost a lot of money trying to make a go of it in small retail at North Star and Cottage Grove Road. The fact of the matter is that while we all romanticize small retail and Mom & Pop stores they only are viable if there is an anchor store to be a driver of traffic to the location. I have no doubt that once an anchor store,(in this case it seems a grocery store), locates at the site on Cottage Grove Road, it will drive further small retail development. Look at the small stores by the Sentry on Cottage Grove; Papa Murphy's, Dairy Queen, a bakery, Misty Mountain for the kids, Cost Cutters....once the anchor is in place, further small retail will follow.

From: Nye, Troy A - DOC [mailto:Troy.Nye@wisconsin.gov]
Sent: Wednesday, May 11, 2011 11:44 AM
To: 'board@mymnpa.org'
Cc: Murphy, Brad; Waidelich, Michael; Soglin, Paul; Monks, Anne; Cnare, Lauren
Subject: Grandview Commons Future

My name is Troy Nye and I have been a neighbor in the Grandview Commons neighborhood for about 8 years. I have been a member of the McClellan Park Neighborhood Association since moving in.

When I purchased my house from Veridian homes it was made very clear that the area near the Doric Lodge was intended to be retail space. When I purchased my house I signed a document saying that was what it was going to be, and that is what I expect it to be. I am in favor of changing the mapping of the town center sites East of North Star Dr. from Neighborhood Mixed Use/Medium Density Residential to Community Mixed Use and remapping the former Doric Lodge site from Low Density Residential to Community Mixed Use.

The chance of a Copps grocery store coming to my neighborhood is an exciting one, I do not enjoy having to drive to Woodmans for groceries or to Sentry where I find their meat and produce is sub-par. I realize that this store will be larger than the one originally proposed but find this necessary in order to meet the needs of the people that will shop there. There is just no point of putting in a smaller grocery store that will fall into the same situation that Sentry is in.

I find this also necessary to create an anchor that will bring other sustainable retail to the area. Without it I fear retail stores will end up like Latte Da coffee shop in Grandview Commons. You could also look to the empty and constantly changing stores on Cottage Grove Rd near Sentry and also the small, empty stores on Monona Drive for the pattern that the small retail theory without an anchor fails more consistently than it succeeds.

Please mark me down as FOR the grocery store. I know there is much propaganda being distributed by the opposition but I know the facts and will not be bullied into their close minded way of thinking.

I think with proper communication and open minded thinking we can make this a good thing for all involved.

Sincerely,

Troy A. Nye

Wisconsin Department of Corrections
Bureau of Technology Management
3099 E Washington Ave, PO Box 7925
Madison, WI 53707-7925

From: barbara davis [mailto:wumpus30@yahoo.com]
Sent: Wednesday, May 11, 2011 3:48 PM
To: Murphy, Brad; Waidelich, Michael; Soglin, Paul
Subject: Track 2 amendment for Grandview Commons

Dear Mr. Murphy, Mr. Waidelich and Mayor Soglin, I am writing to express my vehement opposition to the Track 2 amendment under consideration from Vandewalle and Associates for the mapping changes to accommodate a big-box retail store in the front of our residential neighborhood, Grandview Commons.

This amendment is designed to accommodate a proposal for a 65K big-box retail that was already presented at the 4/26 Plan Commission meeting last year, and again later in June for city planning staff. The developer is unwilling to budge on size, location and position of store. Veridian's literature to prospective home buyers promised 25K of local retailers for resident's daily needs. People invested and chose to live there based on these conditions, and now false promises have morphed into a big-box grocery, with a giant paved parking lot, and curb cuts across the bike path on Cottage Grove Road. There are so many reasons why this proposal is wrong for our community and there have been ample opportunities for the developer to take feedback from residents and city staff to adapt their proposal, but they are unwilling to compromise. Please remove this amendment from consideration. **It violates the City of Madison Comprehensive Plan, placing a big-box retailer into a residential neighborhood.** It goes against the principles of New Urbanist design that Don Hovde crafted with city planners when the land was to be developed in the 1980's. If this amendment is allowed to occur in Grandview, **it will set a precedent all across the city for how business is conducted in Madison.** Commercial developers will be able to use this amendment as a basis to establish other arguments that place the quality of life of residents behind commercial profits.

To date, no formal application has been filed. The process established by the city for consideration of development proposals is not being followed. Staff has provided numerous suggestions for change of the developer which may have led to a more suitable compromise, yet the developer continues to seek ways to circumvent the process and change up the mapping of our neighborhood prior to investing in an application for a big-box proposal they refuse to adapt.

Roundy's the prospective lessee for the development proposal is in financial trouble.
<http://www.bizjournals.com/twincities/news/2011/03/23/sources-roundys-for-sale-again.html>
<http://www.jsonline.com/business/118475699.html>
http://supermarketnews.com/retail_financial/roundys-for-sale-0328/
<http://finance-commerce.com/2011/03/roundys-owner-retains-investment-bank-for-rumored-sale/> It is quite likely that should they be sold, they may back out of a lease agreement or vacate the store, leaving us with an empty big box in our community, that could then host any big-box retailer willing to assume the lease.

Big-Box stores produce significantly greater trip generation rates than a local grocer:
http://www.bigboxtoolkit.com/index.php?option=com_content&view=article&id=81:traffic&catid=32:key-studies&Itemid=52

No one is opposed to commercial development in our neighborhood, but we ask that it be sensible and fit within the parameters of the neighborhood and City Comprehensive plans. Responsible retail that will serve to enhance the quality of life of residents as opposed to diminishing it

Please share these concerns with all members of the Plan Commission prior to the meeting scheduled for Monday 5/16. I thank you in advance for your consideration. Sincerely, Barbara Davis, 729 Orion Trail, Grandview Commons .

From: Mike Knott [mailto:meknott@charter.net]
Sent: Wednesday, May 11, 2011 7:39 PM
To: Murphy, Brad; Waidelich, Michael
Cc: Monks, Anne; Soglin, Paul
Subject: Grandview Commons big box proposal

Mr. Murphy and Mr. Waidelich,

I have sent you virtually the same email at least 5 times over the past year and a half, and at the risk of embarrassing myself, I find that I must do it again. As badly as the big box applicant wants to wear me down, that's just not going to happen. The health, safety and welfare of my family living in the Grandview Commons neighborhood as well as preserving what is left of my property value is much too important not to fight for.

The Sprecher Neighborhood Plan, as well as the City of Madison Comprehensive Plan has approved low-density residential home sites at the Doric Lodge location. The current proposal to place a big box, now for ANY use that is juxtaposed directly to low-density residential home sites (with homes and families already in them) is a fundamentally bad, self-serving plan. I believe that you and your staff know this. This proposal is clearly about something other than fulfilling the New Urbanism concept for Grandview Commons. The applicant has totally abandoned that original planning concept by even suggesting that a big box belongs anywhere near the current Neighborhood Mixed-Use District at it's current scale.

The impact of this drastic change in density and use will destroy this Madison neighborhood. The properties directly adjacent to the big box will become blighted, then the neighboring properties will become blighted, and so on and so on. There are proper locations for big box development, but no matter how you look at it, directly adjacent to existing low-density residential home sites is NOT it. Developments such as this, using proper planning technique, buffer residential areas with layer upon layer of transect elements like lower-density retail, mixed-use retail residential, then higher-density residential, than medium-density residential and finally low-density residential development. These are fundamental planning techniques that the applicant is choosing to ignore.

The Sprecher Neighborhood Plan has been revised several times over the years at the owners request increasing the density of the NMU. Even at the currently approved maximum 25,000 sf it still shows a more proper planning concept that is IN SCALE WITH ITS SURROUNDINGS. A big box has absolutely no place in this neighborhood plan no matter what the use, IT'S JUST TOO BIG, it's that simple.

The developer has decided that an anchor is needed to spark more attraction to the Grandview Commons NMU – I understand this notion. The area has “languished”(?) according to our Alder.

Maybe the Doric Lodge area wouldn't be languishing if the developer would just develop the home sites and market them as they are currently shown on the approved Sprecher Neighborhood Plan that everyone who lives adjacent to originally bought into.

For the size, scale and context of the existing area, the new Great Dane has already provided an "anchor" at a proper scale. The clear increased traffic and activity in the area is proof of that. There are times of the day that this new business alone has overwhelmed the infrastructure at Cottage Grove Road and North Star Drive, including the new 2 lane bridge over I-90/39. I'm aware that a traffic light is to be installed at this intersection, but the benefits of this does NOT include a decrease in traffic. The increased traffic and associated danger on the Grandview Commons collector streets of Sharpsburg Drive and North Star Drive have also increased due to the Great Dane. Traffic and its dangers in my neighborhood will increase exponentially with a big box.

Please, stop being forced to waste valuable City of Madison time and resources by rejecting this preposterous request once and for all by not considering it as a potential Track 2 Amendment to Madison's delicate Comprehensive Plan.

Please share this installment of my ongoing concerns with all Plan Commission Members prior to the May 16th Plan Commission Meeting.

Thank you.

Respectfully,

Michael E. Knott, AIA
802 Callisto Drive
Madison, WI

From: Tiffany Taha [mailto:tiffanytaha@gmail.com]
Sent: Wednesday, May 11, 2011 8:42 PM
To: Murphy, Brad; Waidelich, Michael
Cc: Soglin, Paul; Monks, Anne
Subject: Don't change the Comprehensive Plan to allow for a 65,000 sq. ft. grocery store

Dear Brad Murphy and Michael Waidelich,

Please do not change the Comprehensive Plan to allow for a 65,000 square foot grocery on Cottage Grove Road. A big box store across from my neighborhood would be awful. When the original Sprecher neighborhood plan was created in the 80's Don Hovde worked closely with City Planning Staff to ensure a New Urbanistic Concept. Madison has based all approved neighborhood plans on this concept, none of which place a "big-box" in a residential neighborhood. I am not opposed to retail for Grandview Commons, only the location and size that deviate so much from the plan that caused us to make the decision to invest in the area.

What the Plan Commission decides to do with this proposal will affect the lives of people who have invested in the City's concept of New Urbanism for the next 50+ years to come. One approval like this will set a precedent and can negate years of thoughtful development strategy. There may be other proposals that come forward that are less intrusive and would warrant changing a neighborhood plan, but this is not one of them, especially leaving the door wide open to ANY big-box store Veridian may wish to entertain. This would be a blight to Grand View Commons and Richmond Hill. Big-box stores generate grossly higher "Trip Generation" than a combination of smaller mixed used commercial establishments, bringing heavy traffic to Cottage Grove Road, across a two lane bridge and bike path and into our neighborhood. On top of this Roundy's is in financial trouble and up for sale. If Roundy's builds and gets sold, we may be left with a large vacant big-box.

Please print and share this with all Plan Commission members prior to the meeting.

Thank you,
Tiffany Taha
President, Richmond Hill

--

Tiffany Taha

**2010-2011 COMPREHENSIVE PLAN REVIEW
PRELIMINARY LIST OF POTENTIAL TRACK 2 AMENDMENTS**

**AMENDMENT REQUESTED BY CHEROKEE PARK, INC.
CHEROKEE AREA [LOCATOR MAP 4]**

LIST OF COMMENTS RECEIVED:

DATE

Friends of Cherokee Marsh	12-27-10
CRANES alternative amendment request	3-21-11
Petition from CRANES	4-6-11

5-11-11 a

Friends of Cherokee Marsh

P O Box 3390 • Madison, WI 53704 • info@cherokeemarsh.org • www.CherokeeMarsh.org

Brad Murphy, Director
City of Madison Planning Division, Suite LL100
Municipal Building
215 Martin Luther King Jr. Blvd
Madison, WI 53703

December 27, 2010

Comments on the proposed amendment to "Map W" of the Comprehensive Plan and Cherokee Special Area Plan

Mr. Murphy,

The Friends of Cherokee Marsh request the addition described below to the proposed amendment to "Map W" of the Comprehensive Plan. We are also including additional requests based on our concerns about stormwater and groundwater in Sub-area 1 of the Cherokee Special Area Plan.

The Friends continue to believe that the best use of Sub-area 1 is as conservancy land. However, since planning efforts are already underway to approve development in this area, we felt it best to submit our amendment addition and comments as soon as possible.

The City's Comprehensive Plan states that the City should approve development projects only if they are consistent with the overall intent of the recommendations of the Comprehensive Plan and similar special area plans. The Cherokee Special Area Plan also supports this principle.

Both the Comprehensive Plan and Cherokee Special Area Plan recognize that Cherokee Marsh is crucial to the health, beauty, and recreational value of Lake Mendota, the Yahara River, and other downstream waters. Sub-area 1 in the Cherokee Special Area Plan lies just south and uphill of hundreds of acres of public wetlands in Cherokee Marsh.

Our requests on the following pages are consistent with the plans' recommendations for population density and environmental protection for the area.

<p>Added Note: The referenced amendment to "Map W" is now a Track 2 amendment requested by Cherokee Park, Inc. and summarized on Locator Map 4.</p>
--

To protect, preserve, and restore the beauty, value, and health of the Cherokee Marsh and upper Yahara River watershed.

Directors: Jan Axelson (President) • Justin Sargent (Vice President) • Dana Erlandsen (Treasurer)
Dorothy Wheeler (Secretary) • Timothy Baker • Janet Battista • Sheri Harper • Muriel Simms • Dick Walker
Anita Weier • Advisor: Don Hammes

Add Open Space to the "Map W" Amendment

To compensate for the requested increased population density and increased building size for the parcel indicated in "Map W", the amendment should dedicate a minimum of twelve additional acres of open space in Sub-area 1, adjacent to the City-owned wetlands to the north.

The Parks Division, in cooperation with the Planning Division and the property owner, can work together to determine the boundaries of the additional open space.

The Friends of Cherokee Marsh believe it would be appropriate for the City to acquire the new open space land in Sub-area 1 as an addition to Cherokee Marsh Conservation Park and would encourage such an acquisition using parkland dedication and other funding sources.

Reasons

Twelve acres of open space would bring the average density of the development proposed for "Map W" plus the added open space in line with the densities recommended for this area by the Comprehensive and Special Area Plans. Additional open space between the development and Cherokee Marsh would also compensate for the increase in building size and height over the recommendations for Sub-area 1 in the Special Area Plan.

Dedicating land for a wetland buffer is consistent with these goals of the Comprehensive Plan:

- Balance land development proposals with the preservation and restoration of natural communities and resources.

- Recognize the interrelationship of adjacent landscape types and avoid breaking valuable ecological linkages.

- Use all practicable methods for increasing vegetative cover within urban areas.

- Work with property owners, City agencies, and commissions to protect high quality natural environments.

Wetland buffers are also consistent with these goals of the Special Area Plan:

- Provide buffers between development and Cherokee Marsh to the greatest extent possible.

- Design development to protect, to the greatest degree possible, natural features such as Cherokee Marsh.

- Provide generous building setbacks, buffers and landscaping between development and Cherokee Marsh to help preserve the integrity of the Marsh.

Additional Requests for Sub-area 1

In addition to our request for designating open space in the proposed amendment, the Friends of Cherokee Marsh have the following requests relating to development that may occur in Sub-area 1:

Protect the Marsh from Stormwater

To ensure that the development doesn't degrade the marsh ecosystem, stormwater runoff that exceeds the design capacity of detention basins should be routed away from wetlands and other public land in Cherokee Marsh.

As a condition of developing in Sub-area 1, the developer should route Sub-area 1's excess stormwater so it flows to the west of North Sherman Ave. near the Cherokee County Club buildings and then north to enter the golf-course drainage system.

During construction, the developer should provide an independent inspector to ensure wetland protection and runoff control. After construction, the developer should provide an independent inspector to ensure maintenance of stormwater management infrastructure.

Reasons

The Cherokee Special Area Plan recommends that stormwater management facilities should be designed to protect Cherokee Marsh to the greatest degree possible. The Plan also recommends rerouting Sub-area 1's stormwater away from City-owned wetlands as we have proposed.

Complete a Groundwater Study

To ensure that the development doesn't affect marsh water levels, before development proceeds in Sub-area 1, a detailed study of groundwater resources and restoration of groundwater and surface water levels should be completed.

Reasons

The Cherokee Special Area Plan and the Parks and Open Space Plan place a high priority on completing a detailed study of groundwater resources and restoration of groundwater and surface water levels to protect the State Natural Area in the eastern part of the marsh.

Please consider these requests as conditions of approving development in Sub-area 1 of the Cherokee Special Area Plan.

Jan Axelson
President
Friends of Cherokee Marsh

CRANES

Capital Region Advocacy Network for Environmental Sustainability

On behalf of its member organizations and individuals, advocating collaboratively for the environment of the South Central Wisconsin region (eight counties: Columbia, Dane, Dodge, Green, Iowa, Jefferson, Rock and Sauk) toward a high quality of life; an ecologically sustainable and just culture; and, the celebration of the beauty of this place, both natural and built.

VISION

The Capital area's environment, including water, land, and air resources, will be conserved or restored to ensure the region's quality of life and the beauty of this special place, for all who live or visit here, now and in the future.

PARTNER ORGANIZATIONS

*Earth/Art® Resources
Friends of Cherokee Marsh
Friends of Pheasant Branch Conservancy
League of Women Voters - Dane County
Madison Audubon Society
Sierra Club - Four Lakes Group
W. Dane Coalition for Smart Growth & Environment
West Waubesa Preservation Coalition*

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*Peter McKeever
Robbie Webber*

**C.R.A.N.E.S., INC.
POB 3413
MADISON, WI 53704**

**608.807.0887 tel
CRANESINC.ORG
INFO@CRANESINC.ORG**

**A Wisconsin Non-Profit [EIN 26-4056421]
Fiscal Agent
River Alliance of Wisconsin
A Tax-exempt 501(c)3 Non-profit
WisconsinRivers.org**

PRINTED ON RECYCLED PAPER

21 March 2011

City of Madison Plan Commission
ATTN: Nan Fey, Chairperson
c/o Brad Murphy, Staff
Planning & Community & Economic Development
215 Martin Luther King Jr. Blvd., Suite LL100
Madison, WI 53703

SUBJECT: *Request for Amendment of Cherokee Special Area Plan and Comprehensive Plan*

Dear Chairperson Fey:

The *Capital Region Advocacy Network for Environmental Sustainability* (CRANES) requests amendment of the Cherokee Special Area Plan (CSAP) prior to its integration within the City of Madison Comprehensive Plan (CP).

Our request is based on the 2006 stance of our partner organization, the *Friends of Cherokee Marsh* (FOCM), requesting protection of Subarea 1 for restoration as uplands habitat and addition to the Marsh's public lands. For ecological sustainability of wetlands, experts currently recommend an uplands area or buffer of 300-900 feet for habitat, as well as mitigation of stormwater runoff from agriculture or development. A larger sized buffer is more ecologically appropriate for major wetlands such as Cherokee Marsh. Indeed, some experts recommend almost 2700 feet of unfragmented uplands (please see testimony provided by FOCM to the City, 2006). A 900-foot buffer would cover most of the CSAP's Subarea 1.

Additionally, two issues that have arisen since the CSAP was adopted by the City Council in January 2007:

- A. There has been confirmation of climate change trends predicted from models for the Upper Yahara River region, with increased rain or snow, causing rises in groundwater table levels, and flashier or more severe storms, threatening natural resources and infrastructure. Flooding of nearby residential basements and condominium underground parking/storage has increased. In Spring/Summer 2008, North Sherman Avenue was closed to passenger traffic for several weeks. The City sewer infrastructure was overwhelmed and millions of gallons of sewage had to be released into Cherokee Marsh to prevent the community health emergency situation that would have been caused by sewage backflow.
- B. Contrary to the CSAP, since 2009 there has been an effort to locate a large senior residential and assisted living facility in Subarea 1. That senior facility proposal would require an amendment to the CSAP and the CP, because it contradicts the phasing laid out in the CSAP, which called for build-out in Subarea 2 before construction would begin in Subarea 1 (which was estimated during 2006 public hearings to be no earlier than 2027). It also precedes the onsite research and monitoring that was promised prior to any construction near the Marsh. The proposal would also locate an institutional facility with density of 34-36 dwelling units/net acre and approximately 65% impervious surface, on a parcel that the CSAP slated for Low-Density Residential (LDR) that is 2-4 times less dense (8-15 dwelling units/net acre), and with much less impervious surface.

We therefore request two CP amendments (keyed to the CP Amendment Map K):

- (1) The Recommended Land Use for CSAP Subarea 1 (Hornung Range) be changed to P (PARK, OPEN SPACE, AND STORMWATER MANAGEMENT, specifically *Park Drainage* and *Open Space*) from LDR (Low Density Residential; see MAP K-4), or to P from NMU (COMMERCIAL/EMPLOYMENT MIXED USE, specifically *Neighborhood Mixed Use*; see MAP K-6).
- (2) The Recommended Land Use for CSAP Subarea 6 (High Hill) be changed to P from LDR (MAP K-1).

In short, we wish to see the CSAP and CP amended such that the LDR and NMU portions of Subareas 1 and 6 be changed to P.

The LDR development that was proposed in CSAP Subareas 1 and 6 could be transferred to the non-wooded acreage of Subarea 2 (Hornung Fields); the resulting density there would be still be LDR, as in the CSAP (and far less than that recently proposed for the senior facility), also better protecting the public's investment in the restoration of Cherokee Marsh.

The City could acquire land available to the south, along CV and Tennyson, and use it to create a "swap" with the development company that owns Subareas 1 and 6, thus providing it with a better and less expensive location to build both LDR and the proposed senior facility. This would keep the economic activity associated with this proposed facility on the northside, and in a location preferred by Northsiders, especially the Berkley Oaks Neighborhood Association.

Alternatively, some or all of the development proposed for Subarea 1 could be transferred to other currently City-owned receiving areas owned, such as Union Corners or the Don Miller property on East Washington.

Such transfers and swaps would also lower the price of acquiring the LDR and NMU portions of Subareas 1 and 6, for addition to the Marsh's public lands.

The NMU amendment area for Subarea 1 (Map K-6) could be restored to the northeastern corner of Subarea 2 (MAP K-7), if that Recommended Land Use is still deemed essential to the City's growth on its northern edge.

Our request does not affect the other areas of the proposed CSAP amendment to the CP: K-1, K-2 (although the amendment needed for the northeast segment of K-2 is directly adjacent to the area of Sherman Avenue that flooded in 2008, and thus bears review), K-3, or K-5 (although this amendment would benefit from adding a conservancy landscaping overlay to the Recommended Land Use being proposed for the existing church on this site, since this land is directly adjacent to the Marsh).

Please advise CRANES if our amendment request needs to be revised for any reason, or submitted elsewhere (e.g, we understand that the City's parks and open space plan is being rewritten for 2012-16, and that the City's zoning code is being revised).

Thank you for your consideration.

Sincerely,



Gary Werner
President, CRANES 2010-11 Board of Directors

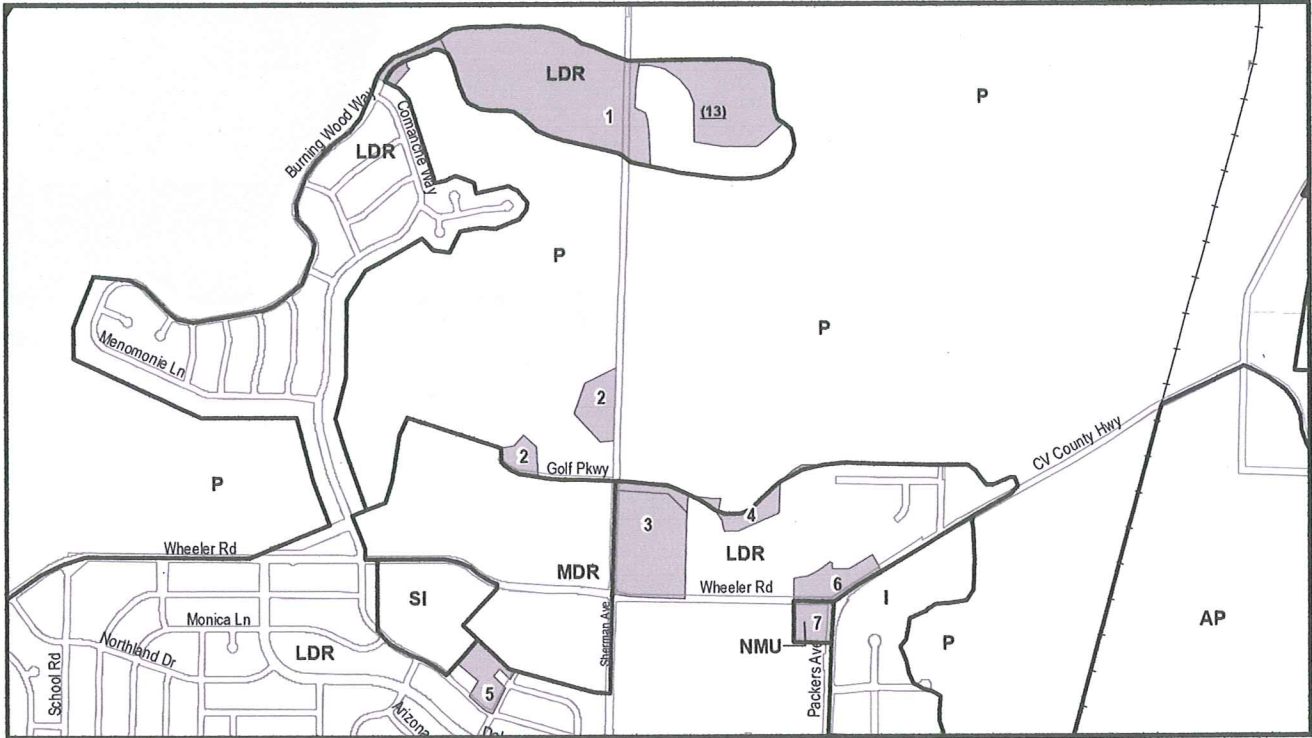
2010 Comprehensive Plan Review

Potential Map Amendments

Locator Map K

As Adopted: **JANUARY 2007**

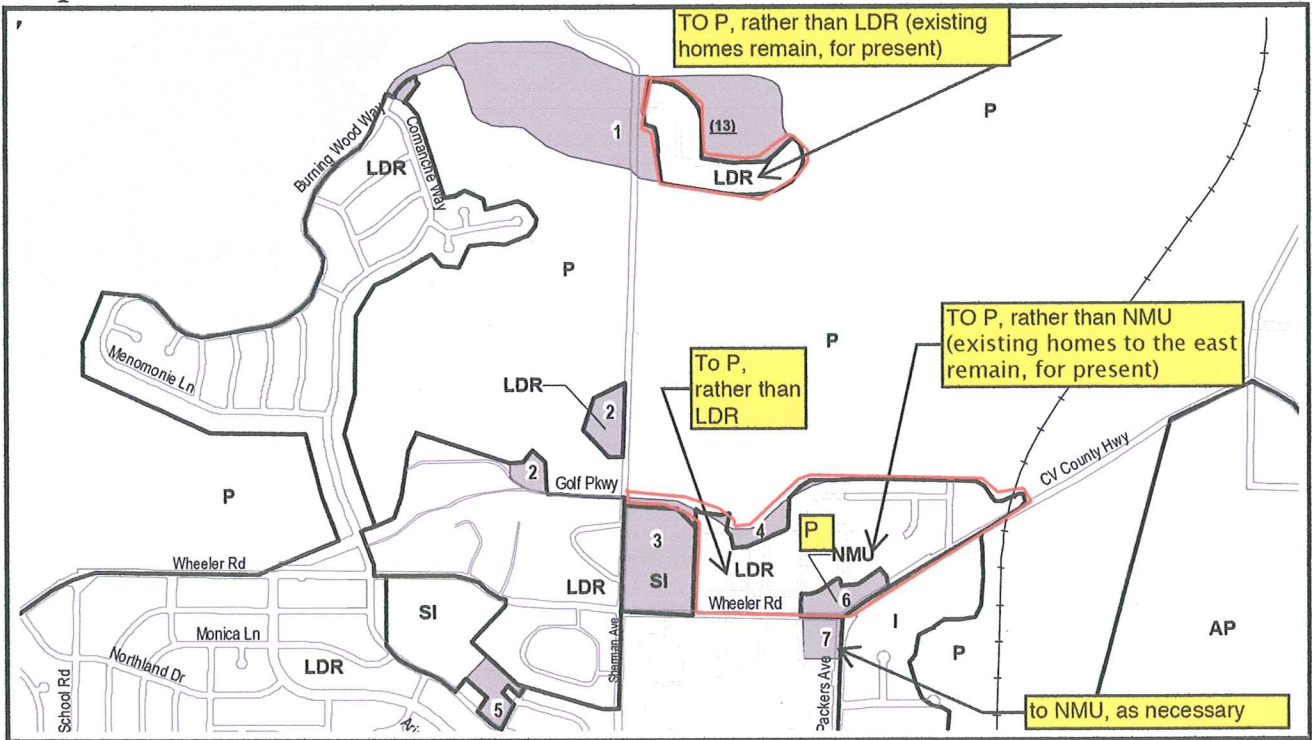
Proposed change



0 500 1,000 Feet



Proposed Amendments: **2011**



COMPREHENSIVE PLAN AMENDMENTS TO REFLECT THE LAND USES RECOMMENDED IN SPECIAL AREA PLANS ADOPTED OR AMENDED SINCE JANUARY 2006 FOR AREAS WITHIN EXISTING NEIGHBORHOODS.

Cherokee Special Area Plan Adopted 17 January 2007

Map Key No.	Location	Proposed LU Change	Reason for Proposed Amendment	Comments
<u>K-1</u>	Areas east and west of N. Sherman Avenue about 2/3 mile north of Golf Parkway.	LDR to P	To reflect the land uses recommended in the Cherokee Special Area Plan [adopted 1-16-07]	Reduces the amount of developable area adjacent to Cherokee Marsh. This change also reflects additional open space lands purchased by the City of Madison since the Cherokee SAP was adopted.
<u>K-2</u>	Two small areas west of N. Sherman Avenue and north of Golf Parkway	P to LDR	To reflect the land uses recommended in the Cherokee Special Area Plan [adopted 1-16-07]	Adds a small amount of developable area adjacent to Cherokee Marsh.
<u>K-3</u>	Property east of N. Sherman Avenue and north of Wheeler Road	LDR to SI	To reflect the land uses recommended in the Cherokee Special Area Plan [adopted 1-16-07]	Recognizes a large existing church site
<u>K-4</u>	Small areas along the edge of Cherokee Marsh east of N. Sherman Avenue	LDR to P and P to LDR	To reflect the land uses recommended in the Cherokee Special Area Plan [adopted 1-16-07]	Reflects a recommended new park and minor modifications to the edge of the recommended open space.
<u>K-5</u>	Area southeast of Gompers Elementary/Blackhawk Middle School	LDR to SI	To reflect the land uses recommended in the Cherokee Special Area Plan [adopted 1-16-07]	Expands the SI district to match the existing school site.
<u>K-6</u>	Area northwest of the Wheeler Road/Packers Avenue intersection	LDR to NMU	To reflect the land uses recommended in the Cherokee Special Area Plan [adopted 1-16-07]	Shifts the recommended location of the mixed-use node.
<u>K-7</u>	Area southwest of the Wheeler Road/Packers Avenue	NMU to LDR	To reflect the land uses recommended in the Cherokee Special Area Plan	Shifts the recommended location of the mixed-use node.

Protect essential upland habitat; preserve Cherokee Marsh, one of just 100 Wisconsin Wetland Gems!

Dear Mayor Cieslewicz and City of Madison Plan Commission members,

I recently learned that Independent Living has requested an amendment to our City's Comprehensive Plan, to allow construction of apartment buildings and a senior facility adjacent to Cherokee Marsh. I think there is good reason for the City to deny this request outright. It would require a major change in the Cherokee Special Area Plan, which was forged by extensive citizen input and public compromise just four years ago. Fortunately there are site alternatives not far away, which would be more appropriate, and a better fit with Madison's tradition of high quality urban planning. One 21-acre parcel is:

- closer to existing urban amenities and public facilities; better served by transit for 2nd or 3rd shift workers;
- at a location where a neighborhood association and other Northsiders wanted this facility, and would still welcome it; and,
- available at a reduced price, from an owner willing to work with the City on a solution providing a more frugal use of public funds.

I am especially concerned given the Marsh's sensitive ecology. The CRANES* have proposed an approach that allows restoration of this last remaining upland habitat south of the Marsh, for addition to existing public lands. This WIN-WIN-WIN proposal saves Nature's value for the future generations, while preserving all the same economic benefits and jobs for Madison's Northside.

I urge you to deny Independent Living's request for amendment of our City's Comprehensive Plan, and I support the CRANES proposal.

	Name	Phone/s	Address	Email
1	William Thompson	608-241-5320	432 East Bluff	
2	Kyle H. H. H.	608-445-7869	4529 Rigney Lane	kyleh@midwestwater.com
3	Kristin Klingman	608-819-6585	333 East Bluff	kklingman@wis.edu
4	ARMER H.P.	608-441-9778	1710 NORTH POLE DR	
5	JASON SAWS	608-441-5368	1210 Forster Dr	supers@witty.com
6	Dennis Zengge	608-245-2762	3505 Spenser Lane	
7	Brian Schaffer	608-245-3962	3505 Spenser Lane	ndp88@yahoo.com
8	Robert Calm	608-249-4403	1817 Elka Lane	
9	Gerald Abel	608-347-5661	3621 Cascade Rd	
10	Lynne K Nielsen	608-240-9562	1517 Mayfield Ln Madison WI	lynne2@mayfield.com

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	Name	Phone/s	Address	Email
1	David Caldwell	715-212-3348	2026 Londonderry Dr #318	dave.caldwell@yahoo.com
2	Therese Weger		4418 N. Crossing Trail	
3	Luciano Landruvante	(608) 658-9893	1821 Browning Rd	
4	Melissa Plosky	608 240 0717	3143 Kipling Dr #D 53704	atf-melissa@live.com
5	Douglas Klavya	608 245-9351	361 Raven Lane 53704	
6	Frank M. H. H. A.	244.0064	2650 POULICK RIDGE	
7	Mandy P. H.		3630 HILLOCK DRIVE	
8	Robert Schaeffel	608 843-0299	518 EAST BLUFF	RDSCHAEFFEL@netnet.net
9	Tommy L. L.	608 843 4161	2301 East 21st St	
10	Diana Burke	608 772-3980	428 W. Washburn Dr	fburke58@hotmail.com

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	Name	Phone/s	Address	Email
1			397 Starling Lane 53704	jaimecosta@ameritech.com
2			3705 Spawker Lane 53704	Jim.Funk@madison.com
3			" "	Tom.Dreyer@madison.com
4			1706 Northport Dr # 7 53704	Roch.pott@msw.com
5	R-K		1929 Elk Ln 53704	
6	Michael Martindl		3614 Novick Drive	
7	Lon		3614 Novick Drive	
8	Joan Quenlan		1013 Gray Dr.	
9	McThorn		2014 ELK LANE #6 MSW WI 53704	
10	Kate Schmidt		1417 TRUCK DR #102	

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	Name	Phone/s	Address	Email
1	Kimberly Savers		4462 Rigney Ln Madison	sonrisa@surgery.wisc.edu
2	Emilie Zanoni	244-1047	2210 Calypso Rd. Madison	canille_zanoni@gmail.com
3	LISA FLORES		1209 Troy Dr. Madison	
4	ISELA FLORES		1209 Troy Dr. Madison	
5	Rebecca Leidner		1915 Spoken Ave Madison 53704	
6	Kathi Keenan	608-242-7770	3718 Spensel Ln 53704	KKBeal4@gmail.com
7	Rose Ann Scott	241-0845	2714 Oakridge Ave 53704	
8	Ron Coleman		4521 Hollow Ridge Rd 53704	
9	Vickie Ostien	608 819 8219	1809 Sadtjen St. Mad. 53704	
10	Gerardo Paz	608-248-7412	3405 Eliot Ln Mad	

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	Name	Phone/s	Address	Email
1	Mete Jones	244-5901	1906 Epiphany Ave	
2	Uma... RT	249-7858	2010 Gulseth St	
3	[Signature]	249-2633	913 Mac... Ave	
4	[Signature]	820-1108	Madison, WI	
5	[Signature]	249-2802	219 Cal... Co. Medical	
6	Patricia Ostein	519-8219	1509 Sach... St	
7	Eugene Fry	249-6493	3038 Alpine Rd	
8	CINDY MIEBRATH	240-2010	13 Camino del Sol Madison WI	
9	[Signature]			
10	[Signature]	249-3792	1708 ...	Special ...

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	Name	Phone/s	Address	Email
1	Jan Oates	1-608-692-0677	3615 Hauke Rd. Madison WI 53704	JanOatesmail@gmail.com
2	Don RIDD	1-508-241-4855	3529 BECKER DR MADISON WI 53716	
3	Emily Clark	1-608-332-6541	3402 Dryden Dr Madison WI 53704	mleclark@yahoo.com
4	Mackenzie Watters	1-608-257-8686	445 East Bluff Madison WI 53701	
5	Billy Watters	1-608-347-7144	445 East Bluff Madison WI	
6	Thomas Watters	608-252-7312	445 East Bluff Madison WI	
7	Dorothy Watters	608-347-1448	445 East Bluff Madison WI	
8	Myrna Kayloring	1-608-241-0026	5313 Namekagon Lane	
9	Barbara Kaslo	255-7564	322 marston	jKepian33@yahoo.com
10	Patricia Nelson	341-2414	2015 Olincoln St. Madison WI 53704	

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	Name	Phone/s	Address	Email
1	Tim Knable	230-5022	4314 Rigney Ln.	TimandSusan@gmail
2	Joe Knable	230-5032	4314 Rigney Ln.	" " "
3	Jim DeWinter	249-6371	301 E. Bank	Kidwint@aol.com
4	Quinn Montello	242-7745	1713 Madison St. mad.	kwint@madison.com
5	Herdy Harding	244-6170	3622 Dryden Dr. 53704	
6	Faith Carroll	608-0793	4410 Rigney Lane 53704	Faith.Kaliszewski@gmail.com
7	Sharon Jones	608-241-5294	3523 Marquette 53704	
8	Charles Flack	608-287-4264	3609 Novick Dr 53704	
9	Scott Wilson	608-561-4352	1946 Polar St. 53704	
10	John Welch	608-616-5296	1946 Polar St. 53704	

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	Name	Phone/s	Address	Email
1	Sherry D. DORR	608-335-4998	907 Menard St. Madison WI	SDORR@MADISON.CITY.WI.GOV
2	Steve J. Hurst	608-513-3615	1817 Window Way	Shurst@madison.k12.wi.us
3	Jeremy Carroll	(608) 645-5527	4410 Rigney Lane	FWO1305182@gnps.com
4	RUSSELL WEIHERT	608 241-5694	3523 MARCY RD	R.WEIHERT@YAHOO.COM
5	Ed Polkman	241 9615	1726 Sachtjen	edpolkman@wis.edu
6	Abby Van de Bogert		1814 Sachtjen St. Madison 53704	
7	Matt Van de Bogert		1814 Sachtjen St Madison 53704	
8	Red Kellerhuis		4401 Whitetail MAD 53704	
9	Brooklyn Marshaw		3618 Spenser Ln Madison 53704	brklynmader@yahoo.com
10	DAVID S. TRAVIS	249-7970	2002 MANLEY ST MADISON 53704	

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	Name	Phone/s	Address	Email
1	Sue Krodzicki	608-661-0624	1822 Marlow St Madison WI 53704	Sue.murk@yaho.com
2	Janis Thompson	(608) 241-3479	1209 Winston Way Madison WI 53704	ladybug4049@hotmail.com
3	Sharon Poirer	608 243 9852	Alpine Rd, Wausau WI 53704	
4	Nancy Kelleher	608 244-2272	4401 Whitetail Ln. Madison, WI 53704	
5	Rebecca Congo	608 240-9621	439 E. 1st Madison, WI 53701	RebeccaCongo@Socjet.dne
6	Chandler	608-296-9371	438 Bloomer Rd Madison WI 53704	blackdog117@gmail.com
7	Gregg Knutson	608 244-6332	3605 CASCADE R. MADISON WI 53704	
8	Bonnie S. McIntyre	608-246-4287	1429 Anhalt Dr Madison WI 53704	
9	Andrea Kilgo	608-246-8787	1829 Anhalt Dr. Madison, WI 53704	
10	Melissa Sauer		1910 Saentjen St. 53704	

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	Name	Phone/s	Address	Email
1	David A. Beckett	608-2335	1930 Melrose ST.	
2	Marian Beckett	608-2335	1930 Melrose St.	
3	Jan Goebel	243-3145	2413 Calypso Rd #2	goebelwj@mac-ca
4	Michael Burns	245-1024	3607 MARY RD	
5	Kenneth J. Serra	245-1024	3607 MARY RD	
6	Helen E. KROK	334-8122	312 EAST BLUF 57107	
7	Tenzin Tsering	608-443-9145	4405 N Sherman Ave	tezing@rustmadison.com
8	CAITLIN SVEK	608-345-0171	1805 BEAUMONT RD	kfishback@gmail.com
9	THOMAS VALLER	608-720-8887	527 E. BLUFF	
10	Janet Hamm	608-241-4876	1914 500th Ln	

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	Name	Phone/s	Address	Email
1	Wendy Sanders-Travis	608 249 7970	2002 Manley St. Madison WI 53704	
2	Brian Elliott	608-345-7346	582 Sanding Lane ^{MADISON} WI	
3	Melissa Hooney	608-252-2441	938 Grandview Rd ^{MADISON} WI	
4	Joe P.	262-391-5000	1900 Sachtjen St.	
5	Chris Fink	608 249 9991	3209 Navick Dr. Madison WI 53714	cfink@manic.org
6	Bliss Kilzer	608 358-6823	10 Camino del Sol Madison	
7	Mike Kilzer	608 843 3552	10 Camino del Sol Madison	
8	Jason Ender	608 217 3667	4405 N Sherman Ave Madison, WI 53704	enderjason@hotmail.com
9	Patricia Vadachan	608 249-3144	1430 Anhalt Dr. Madison 53704	
10	Jeff A. Comarano	608-244-6317	205 Northport Dr #9 Madison 53704	

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1	David Schneiderman	608-242-4672	4314 Prairieview Dr 53704	maxink@aol.com
2	Dominique Miller	608-206-3733	4513 Rigney Lane 53704	dommike@aol.com
3	James Cunningham	608-692-0305	1904 Sibley Lane 53704	james06111@att.net
4	Melanie Brock	608-695-2364	4600 Dakota Dr. 53704	mkbrock36@yahoo.com
5	SHAUN DANIELS	(608) 345-7606	1101 Wheeler Rd 53704	S-DIZZAI@Y.HOO.
6	Laura Knapp	608 244 6701	705 Monroyster Ln 53704	kate705@earthlink.net
7	Chantel Her		1930 Browning Rd 53704	
8	MEEHEE		1470 Browning Rd 53704	
9	ROY O. ZIEKE	608 203-6295	6339 PheonST Ln APT D7B M. Dole 101 53562	
10	Scott Powell	608 242-5458	1835 Manley St 53704	

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	Name	Phone/s	Address	Email
1	JACKSON FOSTE	405-415-4892	343 EAST BLUFF 53704	jackson.foste@gmail.com
2	DER XIONG	608-240-0014	1633 WRIGHT ST 53704	ddawbb@yahoo.com
3	Sieng Lee	608 516-2153	1731 Northport Dr #2 53704	
4	JAMES KRUPSKI	608-516-6061	2022 Euka Ln Apt. 8 Madison, WI 53704	
5				
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1	Debra Schatz-Graff	445-0659	59 Redwing Ln Madison WI	
2	Chava Schwartz	242-7345	2145 E. Washington Ave	
3	John Kanner	608-398-7892	4771 Warden Lane	
4	Michelle Balle	608-249-4532	3602 Packers Ave APT 205	
5	Silvia Vang	608-240-6014	1633 Wright St., 53704	silviaemail@gmail
6	James Wingard	608 239 9322	2034 Londonderry Dr #92 Madison 53704	
7	Ken Bell		1952 KEATL Ave mad WI 53704	
8	Rutha Vedd	608-249-8428	2314 E. Dayton St	
9	Bethany Ordaz	608-277-7370	131 Alverdisht Madison	
10				

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	Name	Phone/s	Address	Email
1	Emily MONSON	608 220 2162	4429 Rigney Lane	emonson@edgewood.edu
2	Don Witten	608 234 9475	1825 Anhalt Dr	-X
3	STAN SMITH	" 301-2102	1117 GLENDALE	
4	Margaret Sullivan	249-1331	1810 Manley	
5	Kathleen C. Traul	608-242-4449	1733 melrose st. Madison	
6	Mike Halty	608 244 4253	564 Wavering Ln Madison	
7	Stephanie Krook	608 240 9114	312 E. Bluff, Madison WI 53704	
8	Lynn Diessenbach	608 246 4336	3601 N. Sherman Ave Madison 53704	lndiessenbach@yahoo.com
9	Zina Staples	608 240 1731	4422 Doe Crossing Trl Madison 53704	
10	MARTI Ryan	588 922 9590	4533 RIGNEY LANE WISN 53704	

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1	Carol L Smith	608-441-0092	525 Waxwing Madison WI 53704	redwolftr@gmail.com
2	Jessie Delkin	608-206-1331	930 S Mastis DR	t.delain@sbcglobal.net
3	David Weylton	256-2958	451 N. Few ST. Madison 53703	
4	[Signature]	280-1722	3602 Packers Ave #101 53701	torycw@hotmail.com
5	[Signature]	244-6190	3622 Doyden Dr.	
6	[Signature]	356-2703	378 Ravenham Madison WI 53704	
7	Maura Khordan	608-204-4432	1929 Thackeray Rd 53704	
8	Nathan Clarke	608-419-5244	2010 Vahlen St Madison 53704	
9	Pat Stuk	608-206-2993	1714 Northport Madison WI 53704	stuka@me.com
10	[Signature]	608-533-0600	1918 Anhalt Dr. Madison WI 53704	

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	Name	Phone/s	Address	Email
1	Kathy Wood	608-551-9313	573 Bonding Lane 53704	Wood5311@skglobal.net
2	Gale Petersen		1829 MELROSE, MADISON, WI 53704	
3	Latisha Johnson		1924 Northport Dr #9 Madison, WI 53704	
4	Bee Fagan		532 Waxwing Madison 53704	
5	Gilly Hasep	241-9744	402 EAST BLUFF, MADISON 53704	ehalapatz@juno.com
6	Ngine	608-3488527	1418 Williams St MDN 53703	
7	Jo Anne Wall		701 Farwell Dr. 53704	
8	Kelly Jansen	575-8311	1918 Northwestern Ave 53704	
9	Beverly J. O'rous	256-6300	Mylen Dr. Apt 10	
10	Dale Watershed	443-8187	3602 PACKERS AVE, Apt 215	dale109@charter.net

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1	Jennifer Weber		1938 Vahlia St.	simmah2@hotmail.com
2	Zak Bestag		3417 Mary Rd	TD
3	Carol	608-271-1111	2501 Dryden Dr Z11	NA
4	Jamie		3705 Kipling Dr	Senjima@yahoo.com
5	Kangue		Same	
6	Nancy Wang		3705 Kipling Dr	
7	Karen Mecum		1701 Thackeray Rd	
8	Kenneth Mecum		1701 Thackeray Rd	
9	Mike Day		3510 Elic	
10	Kerrin Weber		1517 Browning Road	

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	Name	Phone/s	Address	Email
1	Jo Atkinson	790 1730	Goodwin St. Caregiver 1602 Northpark	Jatkinson16@hotmail.com
2	Brian Jackson	244-4248	1938 Truckee	
3	Sam Wachholz	608-8813	1518 W. Lakeside	
4	G. Washington	2496528	1514 May Dr.	
5	Russell Stettin	608-217-4511	1802 Sachtzest	rsrsi@ymail.com
6	Wesley Flossinger	249-4247	3710 Packard Dr E	
7	Leon R. Branson	608 243908	3425 Marcy Rd	
8	Sandy Wachholz	608 516-3196	3601 Spenser Lane	samwachholz@charter.net
9	Tom Lerdy	608-292-7096	4525+ Hollow Ridge Pl	
10	David J. Cook	608/249-4247	2400 S. Park St. Madison WI	

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Fortunately there are site alternatives not far away. At least one of these, a 21-acre parcel, would be more appropriate, because it is:

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Name	Phone	Address	Email
Jon Becker	608.242.8525	708 3292 MADISON, WI 53704	Jon.Becker@AOL.com
Don Hammes	836.1205	3507 Van Dyke Ridge Middlebrook	donhammes@cherokee.net
Don MacKinnon	231-2513	2626 Stevens St Madison	
Harry Reed	238 7911	2545 Van Hise Ave Madison 53705	harry.reed@uwalumni.com
Joe McKee	223-0385	6302 Jonathan Cir Verona 53746	
Megan Phillips	_____	1009 Lowell Madison, WI	Hmust have been the vesces@gmail.com
GARY WERNER	249-2421	2302 LAKELANDS AVE, MADISON 53704	NATTRAILS@aol.com
DAVE MELLATI	256-7421	446 SUNDY ST, MADISON 53703	DMELLATI@TDS.NET
John Stuyg	335-1708	4417 Madison Dr. Madison 53704	
James Howe	249-6456	2007 Inglewood St. Madison WI 53704	thowe1@gmail.com
Michelle	249-5540	1722 Sycamore St.	

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	Name	Phone/s	Address	Email
1	Alyska Bailey Peterson		2601 Manley St. Madison WI	alyska@gmail.com
2	Carlos Rendon J.R.		2005 Northport Drive Madison WI	
3	Rick PATRICK		1718 Volker St	
4	SHAWN A. BROWN		3602 PACKERS AVE. #107 MAD. WI	
5	MICHAEL J. MILLER		4513 R. GUNCK LN	
6	Heather Sylvia		3325 Ambassador Dr, Madison	heather.ellen@yahoo.com
7	Margaret Harris		1209 Menomonee Co	SueHarris@aol.com
8	Scott Beltr		4306 Brentwood Pkwy	shelw@unhealth.org
9	Brian Mackey		705 Newington Ave	demonstration@unhealth.org
10	Ma Leno		1930 Browning 201	

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	Name	Phone/s	Address	Email
1	Annika Schütz		1929 Northport dr 16	
2	Brissia Engel		1934 Shelburne Madison WI 53704	
3	Antoinette G. Patrick		1718 Vanlen St Madison WI 53704	
4	Eric Quinlan		1013 Troy Dr. Madison WI 53704	
5	Andy Washcheck		443 East Bluff Madison WI 53704	
6	Tom Triebbs		3605 Spenser Ave 53704	
7	Beverly Metcalfe		3506 Eliot Lane 53704	
8	Jessica Reese		1917 Sachtleben St 53704	
9	Jim Stank		4414 Prairieview Dr. 53704	
10	Milana Eng		3602 Eliot Ln 53704	

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	Name	Phone/s	Address	Email
1	Joey Spec	608 510 6334	1405 Browning Rd	joey.spec@charter.net
2	Chris Johnson	608 247-4667	4573 Hollow Ridge Rd	
3	Jennifer Ferris	608 249-9085	1756 Browning Rd Madison	
4	Bonnie Fausch		1706 Sacktion St Madison 53704	
5	Heather Pester	206-8178	9 Camino Del Sol	
6	Aaron Foster	206-6526	9 Camino Del Sol	
7	Tom STEWENS	249-8491	1806 MAULEY ST	
8	Kate Clapper	608 577 5333	1026 Shasta Dr (53704)	kateclapper@att.net
9	Danielle A. Dieringer	608 297-4447	617 Hintze Rd	
10	JOAN ARNOLD		541 Nova Way Madison, WI	

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	Name	Phone/s	Address	Email
1	Heidi Zailer	770 9513	1830 Vahlen St.	htalling@att.net
2	Rob Hostad	577-6043	2601 N Sherman Ave	rhostad@hotmail.com
3	Jim Cousin	239 6725	909 Shasta D.	—
4	BRUCE KEEL	770-1279	3617 HARPER RD	CRANES@ITSASBLG.org
5	PATRICK READY	873-1703	1210 OAKWOOD CT. Stoughton	—
6	Kathie Free	519-8191	508 East Bluff	KFF2009@aol.com
7	Paul Meuts	242-0866	546 Wauwatin Ln 53701	
8	Janie S. Beverly	228-4089	544 Wauwatin Ln 53704	
9	LANCE WALTER	249-5867	3601 N. SHERMAN AV 53704	
10	Renée Lohan	663-4551	318 East Bluff 53704	—

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	Name	Phone/s	Address	Email
1	Leanne Reuter	242-0806	546 Waxwing Dr	
2	Janice E. Bowden	249-1995	319 Cricke Ln	
3	Beverly Nierdorf	244-4531	1829 Pallen St.	
4	Missy Johnson	242-2662	4513 Hollow Ridge Rd	
5	Thomas Kalinowski	214-2997	324 Raven Ln Madison	
6	Thomas Kerns	249-9083	1706 Browning Rd Madison	
7	Pat Kneubuhler	244-9595	3617 Norick Dr	
8	Brett Sprecher	345-4856	1002 Woodward Dr.	
9	Jason DeJers	335-1616	503 Bluff Hill Ln Madison	
10	Marla Wilson	225-0744	1805 Sacha Ln	

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	Name	Phone/s	Address	Email
1	Michael Traut	242-4149	1733 McKee St	
2	Daniel Smelser	---	1918 Sachtjen	
3	Londa S. Smelser	242-8840	1918 Sachtjen St Madison	
4	Fernando Cano G.	240-9114	312 East Bluff	
5	Paul Duffenbatt	246-4354	3401 N Sherman Ave Madison	
6	...	202-4375	1721 Elvick	
7	Tyla Patta	245-9793	1713 Mackray Rd	
8	Jamie Jenkins	249-6504	1809 Apple St	
9	Wendy Winchel	279-3189	541 East Bluff	
10	...	438-9303	1234 Market St	

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	Name	Phone/s	Address	Email
1	Corocho Lopez	246-6276	3516 Elm St	ask41079@yahoo.com
2	Helen Chazlenbino		392 Starling Ln Madison	hellenhewitt@earthlink.net
3	Timothy D. Nelson	608 512 6666	1014 FORSTER DR MADISON	timothy.david.nelson@gmail.com
4	Sam F...	440 6337	1705 Walnut St Madison	
5	Jeanne Nege	249-4934	3417 Marcy Rd	
6	KT Johnson	249-1452	2734 Lakeland Av Madison	Chellanej7777@hotmail.com
7	Rafael Tripalin	345-7736	1915 Lane 14 Drive Madison	
8	Vanessa Abel	658-7114	3634 HOUE RD MADISON	
9	Margie Simmons	249-0822	3800 N. Sherman Ave. Madison	
10	Alvin S. Hill	249-1731	1812 N. W. By St 460A	

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	Name	Phone/s	Address	Email
1	Patrick Wilson	669-7772	536 East Bluff Madison	PWilson@edgewood.edu
2	James Reardon	608-249-9713	2514 Lakewood Rd Madison	
3	Sarah Horn	952-836-5770	6709 Century Ave #10 Middleton	sarahhorn@msu.edu
4	Aminda McKaig	608-243-9089	3425 Marcy Rd #1 Madison	
5	Lucretia Krotzer	608-249-3047	3610 Alpine Rd Madison	
6	Nancy R. Rotter	608-301-0009	330 Circle Lane, Madison	Krotzer@sbcglobal.net
7	Kenneth Rotter	608-301-0009	330 Circle Lane, Madison	Krotzer@sbcglobal.net
8	Stacy Miller	608-241-4360	925 Troy Drive - Madison	luckybamboo@email.com
9	Sonia Kraft	262-287-7503	3625 Novick Drive Madison	Sonia.kraft@youth.com
10	Jana Herokine	241-9854	3629 Becker Dr. Madison	

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1	Jacobs Furr	608 3455577	3601 NORTHER DR	EVN@Yahoo
2	John W. Kelly	608-354-3040	1614 FORDEN AVE	
3	Robert Pass	608-558-7652	2039 LONDONDERRY DR	robert.pass@att.net
4	Rick Windshopf	608-240-9577	1505 Nevada Road	
5	Pearl R. Faye	608 658-8217	433 EAST BLUFF	pearl@Yahoo.com
6	Burbara Crist	708 420-2780	3710 Packers Ave # 203	
7	Miriam Schmitt	608 713-2333	4413 ZIMMER LN	
8	Glenn Kowal	608-349-4972	1512 S WINDSOR CT	
9	Ribca Kishel	608-321-1553	5322 NORTHER LN	
10	KIM BEHRENS	608-249-5134	1709 Browning Rd	

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	Name	Phone/s	Address	Email
1	Robert Sewert	608-246-4196	Madison Wis	Robert.Sewert@gmail.com
2	Alexa Freese	608-669-0504	3002 Parkers Ave Madison WI	Alexa.Freese@gmail.com
3	Martha Sagami	608 (249-7161)	246 Bunting Lane Madison 53704	None
4	Patricia White	608-249-8254	1102 Shasta Dr Madison WI 53704	
5	Sarah Thomas	608-527-3952	3100 Parkers Ave #104 Madison WI 53704	Sarah.L.reshill@gmail.com
6	Jacquelyn M Thomas	608-513-3866	1937 Northport Drive #11	jackthomas@tds.net
7	Robbin Smith	608-441-0092	525 Waring Lane Madison WI	robbinsmith@gmail.com
8	William Lauer	608-444-2410	7705 East Ave 53704	
9	Kim UK	608-467-9897	1711 N. Grand Dr. #10 53704	Kim.UK@madison.com
10	Curt Smith	608-445-5000	1501 Troy Dr Madison WI 53704	

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1	Wendy Schuman		1101 Jordan Madison	
2	David M. Hawitt		2026 LONDONDERRY DR MADISON WI	
3	REBECCA RYAN		4533 RIGNEY LN, MADISON WI 53704	rryan.f2@gmail.com
4	Tina Jenkins		1909 Annas for Madison WI	tinajenkins@live
5	Jeri Conway		3617 Alpine Rd. Madison, WI	
6	Steve Staples		4422 Dol Cranning TEL	
7	Pat Walker		2 Maplewood Madison	
8	Jack Partanen		509 Lakewood Lane Madison	
9	ROBERT F. KUTTER		515 BLAUGER DR 53704	
10	Joanne Herfel		2708 Willard Ave Madison 53704	

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1	ROSS Beauchaine	608 332 8066	1945 Pond St	
2	Belinda Sagami-Brook	608 279-4617	3709 Spenser Lane	
3	Kate Sullivan	608 712 0575	413 Ross Road Way	
4	KOFFT AMEY	608-332-2114	1710 NORTHPORT DRIVE	
5	Jocelyn Thomas	608-253-7247	1921 Northport Dr 23	
6	Dalante Nowler	608-445-7521	8802 Park Ave 104	
7	Steve Smith	608-249-1057	4564 HANOVER Rd.	
8	William M. Miller	608-240-7264	232 N Sherman St	
9	Donna M. Miller	608-249-7264	2302 N Sherman Ave	
10	Steve Smith	608-249-1057	4564 HANOVER Rd.	

STEVE SMITH

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	Name	Phone/s	Address	Email
1	Martha Chiappetti	608 467-7528	1513 Stambaugh Dr #1 Madison WI	aztalan27@hotmail.com
2	Karen Andro	608-206-1964	1102 N High Point Rd Madison WI #286377	learner4ever@msn.com
3	Debbie McCarthy	608-244-1851	1091 Carnet Lane Madison WI 53714	mcCarthy2d@yahoo.com
4	Richard Hassler	773 307 4938	4321 Lunley Rd Madison WI 53711	r.hassler1@charter.net
5	Bob Mossner	608 267-9580	7521 Elmwood Ave Middleton WI 53522	
6	Terese Lawin	615-347-1460	2406 Ravenswood Dr, Madison WI 53711	teresalawin@gmail.com
7	Stephanie	608-249-6456	2002 Weybosc St Madison WI 53704	
8	Donald Kusch	608 249 6681	402 Starling Ln Madison WI 53704	
9	See Attachment	608-301-9029	1925 Sackson St Madison WI 53704	sackins2010@hotmail.com
10	Paul Po	608 244-2487	3737 E. Karstens #2	PoPaul@aol.com

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	Name	Phone/s	Address	Email
1	Sara Batesky	608 5774074	1910 Melrose St.	batesky.sara@yahoo.com
2	Myeesha Mitchell	608-240-9910	1930 Sachtjen St.	mymy1111@aol.com
3	Kim Tuqum	608 2412780	1818 Trookway rd	KTuqum3786@charter.net
4	Ed Skolaski	608 2490046	306 Oniole Lane	
5	Joe Spangler	608 2498894	509 Wheeler Rd.	edablanco@aol.com
6	Kate Brich	608-334-9177	1922 Anhalt Dr	
7	Mujisha Black	608-446-3326	1729 Northport Drive Lot #14	
8	Kirk M. Natch	608-661-8191	1934 Shelley Lane	
9	Ron Bihan sky	608-320-2180	3601 Spenser Ln	RLBILSKY@aol.com
10	MART KUBAS	608 240-9216	1417 SUTTON ST	

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	Name	Phone/s	Address	Email
1	Rodey BATTZA		1926 Vahlen St. 53704	rodey.battza@gmail
2	Glenn Paz		3602 E. 1 st + Ln 53704	
3	Leslie Paynter		432 East Bluff 53704	paynterleslie@yahoo.com
4	Oran Len Buttacoreline		434 East Bluff 53704	
5	Kari H. Peterson		1954 Melrose St W 53704	
6	Kevin Hovik		503 EAST BLUFF 53704	
7	Alison Haugen		2026 Londonderry Dr. Apt. 215 53704	haug.trav@gmail.com
8	Matthew Haugen		"	"
9	Ann Hunt		1617 Stanley St 53704	annhunt@waterforlife.com
10	Kieran Connor		13 Camino del Sol 53704	

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	Name	Phone/s	Address	Email
1	Jack Kwest	608-2494720	1629 Randy Ln Madison WI 53704	
2	Marlene B. Hurst	249-4720	1629 Randy Ln, Madison, WI 53704	
3	Sharon Kerkman	221-8083	5613 Rustic Woods Dr. Med WI	SharonKerkman@sbcglobal.net
4	Sharon Kerkman	221-8083	5613 Rustic Woods Dr. Madison WI 53716	JKerk@sbcglobal.net
5	Marianne Hobbin	244-2093	509 New Castle Way Madison (OH)	
6	Debra Ewert	241-3028	4146 Ocean Ave	
7	Meredith Miller	244-3647	1806 Winchester St Madison	
8	Sam Moncrief	244-3647	1806 Winchester St Madison	
9	Debra Ewert	241-2146	4946 E. W. Sherman Ave	
10	Leo M. Smith	838-7532	3713 Curtis St 9pc Parcel	

**2010-2011 COMPREHENSIVE PLAN REVIEW
PRELIMINARY LIST OF POTENTIAL TRACK 2 AMENDMENTS**

**AMENDMENT REQUESTED BY
CAPITAL REGION ADVOCACY NETWORK FOR ENVIRONMENTAL SUSTAINABILITY(CRANES)
CHEROKEE AREA [LOCATOR MAP 6]**

LIST OF COMMENTS RECEIVED:	DATE
Friends of Cherokee Marsh	12-27-10
Petition from CRANES	4-6-11

Note: These two comments also apply to the Cherokee Park, Inc. amendment request in the same general area [Locator Map 4], since they address both proposals.

Friends of Cherokee Marsh

P O Box 3390 • Madison, WI 53704 • info@cherokeemarsh.org • www.CherokeeMarsh.org

Brad Murphy, Director
City of Madison Planning Division, Suite LL100
Municipal Building
215 Martin Luther King Jr. Blvd
Madison, WI 53703

December 27, 2010

Comments on the proposed amendment to "Map W" of the Comprehensive Plan and Cherokee Special Area Plan

Mr. Murphy,

The Friends of Cherokee Marsh request the addition described below to the proposed amendment to "Map W" of the Comprehensive Plan. We are also including additional requests based on our concerns about stormwater and groundwater in Sub-area 1 of the Cherokee Special Area Plan.

The Friends continue to believe that the best use of Sub-area 1 is as conservancy land. However, since planning efforts are already underway to approve development in this area, we felt it best to submit our amendment addition and comments as soon as possible.

The City's Comprehensive Plan states that the City should approve development projects only if they are consistent with the overall intent of the recommendations of the Comprehensive Plan and similar special area plans. The Cherokee Special Area Plan also supports this principle.

Both the Comprehensive Plan and Cherokee Special Area Plan recognize that Cherokee Marsh is crucial to the health, beauty, and recreational value of Lake Mendota, the Yahara River, and other downstream waters. Sub-area 1 in the Cherokee Special Area Plan lies just south and uphill of hundreds of acres of public wetlands in Cherokee Marsh.

Our requests on the following pages are consistent with the plans' recommendations for population density and environmental protection for the area.

Added Note: The referenced amendment to "Map W" is now a Track 2 amendment requested by Cherokee Park, Inc. and summarized on Locator Map 4.

To protect, preserve, and restore the beauty, value, and health of the Cherokee Marsh and upper Yahara River watershed.

Directors: Jan Axelson (President) • Justin Sargent (Vice President) • Dana Erlandsen (Treasurer)
Dorothy Wheeler (Secretary) • Timothy Baker • Janet Battista • Sheri Harper • Muriel Simms • Dick Walker
Anita Weier • Advisor: Don Hammes

Add Open Space to the "Map W" Amendment

To compensate for the requested increased population density and increased building size for the parcel indicated in "Map W", the amendment should dedicate a minimum of twelve additional acres of open space in Sub-area 1, adjacent to the City-owned wetlands to the north.

The Parks Division, in cooperation with the Planning Division and the property owner, can work together to determine the boundaries of the additional open space.

The Friends of Cherokee Marsh believe it would be appropriate for the City to acquire the new open space land in Sub-area 1 as an addition to Cherokee Marsh Conservation Park and would encourage such an acquisition using parkland dedication and other funding sources.

Reasons

Twelve acres of open space would bring the average density of the development proposed for "Map W" plus the added open space in line with the densities recommended for this area by the Comprehensive and Special Area Plans. Additional open space between the development and Cherokee Marsh would also compensate for the increase in building size and height over the recommendations for Sub-area 1 in the Special Area Plan.

Dedicating land for a wetland buffer is consistent with these goals of the Comprehensive Plan:

- Balance land development proposals with the preservation and restoration of natural communities and resources.

- Recognize the interrelationship of adjacent landscape types and avoid breaking valuable ecological linkages.

- Use all practicable methods for increasing vegetative cover within urban areas.

- Work with property owners, City agencies, and commissions to protect high quality natural environments.

Wetland buffers are also consistent with these goals of the Special Area Plan:

- Provide buffers between development and Cherokee Marsh to the greatest extent possible.

- Design development to protect, to the greatest degree possible, natural features such as Cherokee Marsh.

- Provide generous building setbacks, buffers and landscaping between development and Cherokee Marsh to help preserve the integrity of the Marsh.

Additional Requests for Sub-area 1

In addition to our request for designating open space in the proposed amendment, the Friends of Cherokee Marsh have the following requests relating to development that may occur in Sub-area 1:

Protect the Marsh from Stormwater

To ensure that the development doesn't degrade the marsh ecosystem, stormwater runoff that exceeds the design capacity of detention basins should be routed away from wetlands and other public land in Cherokee Marsh.

As a condition of developing in Sub-area 1, the developer should route Sub-area 1's excess stormwater so it flows to the west of North Sherman Ave. near the Cherokee County Club buildings and then north to enter the golf-course drainage system.

During construction, the developer should provide an independent inspector to ensure wetland protection and runoff control. After construction, the developer should provide an independent inspector to ensure maintenance of stormwater management infrastructure.

Reasons

The Cherokee Special Area Plan recommends that stormwater management facilities should be designed to protect Cherokee Marsh to the greatest degree possible. The Plan also recommends rerouting Sub-area 1's stormwater away from City-owned wetlands as we have proposed.

Complete a Groundwater Study

To ensure that the development doesn't affect marsh water levels, before development proceeds in Sub-area 1, a detailed study of groundwater resources and restoration of groundwater and surface water levels should be completed.

Reasons

The Cherokee Special Area Plan and the Parks and Open Space Plan place a high priority on completing a detailed study of groundwater resources and restoration of groundwater and surface water levels to protect the State Natural Area in the eastern part of the marsh.

Please consider these requests as conditions of approving development in Sub-area 1 of the Cherokee Special Area Plan.

Jan Axelson
President
Friends of Cherokee Marsh

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1	William Thompson	608-241-5320	432 East Bluff	
2	Kyle H. H. H.	608-445-7869	4529 Rigney Lane	kyleh@midwestwater.com
3	Kristin Klingman	608-819-6585	333 East Bluff	kklingman@wis.edu
4	ARMER H.P.	608-441-9778	1710 NORTH POLE DR	
5	JASON SAWS	608-441-5368	1210 Forster Dr	supers@witty.com
6	Dennis Zengge	608-245-2762	3505 Spenser Lane	
7	Brian Schaffer	608-245-3962	3505 Spenser Lane	ndp88@yahoo.com
8	Robert Calm	608-249-4403	1817 Elka Lane	
9	Gerald Abel	608-347-5661	3621 Cascade Rd	
10	Lynne K Nielsen	608-240-9562	1517 Mayfield Ln Madison WI	lynne2@mayfield.com

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	Name	Phone/s	Address	Email
1	David Caldwell	715-212-3348	2026 Londonderry Dr #318	dave.caldwell@yahoo.com
2	Therese Weger		4418 N. Crossin Trail	
3	Luciano Landruvante	(608) 658-9893	1821 Browning Rd	
4	Melissa Plosky	608 240 0717	3143 Kipling Dr #D 53704	atf-melissa@live.com
5	Douglas Klavya	608 245-9351	361 Raven Lane 53704	
6	Frank M. H. H.	244.0064	2650 POVICK DRIVE	
7	Mandy PIR		3630 HENRIE DRIVE	
8	Robert Schaeffel	608 843-0299	518 EAST BLUFF	RDSCHAEFFEL@netnet.net
9	Tommy L...	608 843 4161	2301 East 21st St	
10	Diana Burke	608 772-3980	428 W. Washburn Dr	Freitas58@hotmail.com

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	Name	Phone/s	Address	Email
1			397 Starling Lane 53704	jaimecosta@ameritech.com
2			3705 Spawker Lane 53704	Jim.Funk@madison.com
3			" "	Tom.Dreyer@madison.com
4			1706 Northport Dr # 7 53704	Roch.pott@msw.com
5	R-K		1929 Elk Ln 53704	
6	Michael Martindl		3614 Novick Drive	
7	Lon		3614 Novick Drive	
8	Joan Quenlan		1013 Gray Dr.	
9	McThorn		2014 ELK LANE #6 MSW WI 53704	
10	Kate Schmidt		1417 TRUCK DR #102	

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1	Kimberly Savers		4462 Rigney Ln Madison	sonrisa@surgery.wisc.edu
2	Emilie Zanoni	244-1047	2210 Calypso Rd. Madison	canille_zanoni@gmail.com
3	LISA FLORES		1209 Troy Dr. Madison	
4	ISELA FLORES		1209 Troy Dr. Madison	
5	Rebecca Leidner		1915 Spoken Ave Madison 53704	
6	Kathi Heenan	608-242-7770	3718 Spensel Ln 53704	KKBeal4@gmail.com
7	Rose Ann Scott	241-0845	2714 Oakridge Ave 53704	
8	Ron Coleman		4521 Hollow Ridge Rd 53704	
9	Vickie Ostien	608 819 8219	1809 Sadtjen St. Mad. 53704	
10	Gerardo Laz	608-248-7412	3405 Eliot Ln Mad	

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	Name	Phone/s	Address	Email
1	Mete Jones	244-5901	1906 Epiphany Ave	
2	Umaria J. Bt	249-7858	2010 Gulseth St	
3	[Signature]	249-2633	913 Macmillan Ave	
4	[Signature]	820-1105	Madison, WI	
5	[Signature]	249-2802	219 Calverton Rd. Madison	
6	Patricia Ostein	519-8219	1509 Sachet St	
7	Eugene Fry	249-6493	3038 Alpine Rd	
8	CINDY MIEBRATH	240-2010	13 Camino del Sol Madison WI	
9	[Signature]			
10	[Signature]	249-3792	1708 Northside	Special Secretary

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1	Jan Oates	1-608-692-0677	3615 Hauke Rd. Madison WI 53704	JanOatesmail@gmail.com
2	Don RIDD	1-508-241-4855	3529 BECKER DR MADISON WI 53710	
3	Emily Clark	1-608-332-6541	3402 Dryden Dr Madison WI 53704	mleclark@yahoo.com
4	Mackenzie Watters	1-608-257-8686	445 East Bluff Madison WI 53701	
5	Billy Watters	1-608-347-7144	445 East Bluff Madison WI	
6	Thomas Watters	608-252-7312	445 East Bluff Madison WI	
7	Dorothy Watters	608-347-1448	445 East Bluff Madison WI	
8	Myrna Kuylenberg	1-608-241-0026	5313 Namekagon Lane	
9	Barbara Kaslo	255-7564	322 marston	jKepian33@yahoo.com
10	Patricia Nelson	341-2414	2015 Olincoln St. Madison WI 53704	

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1	Tim Knable	230-5022	4314 Rigney Ln.	TimandSusan@gmail
2	Joe Knable	230-5032	4314 Rigney Ln.	" " "
3	Jim DeWinter	249-6371	301 E. Bank	JimDeWinter@knt.net
4	Quinn Montello	242-7745	1713 Madison St. mad.	quinn@madison.com
5	Herdy Harding	244-6170	3622 Dryden Dr. 53704	
6	Faith Carroll	608-0793	4410 Rigney Lane 53704	Faith.Kaliszewski@gmail.com
7	Sharon Jones	608-241-5294	3523 Marquette 53704	
8	Charles Flack	608-287-4264	3609 Novick Dr 53704	
9	Scott Wilson	608-561-4352	1946 Polar St. 53704	
10	John Welch	608-616-5296	1946 Polar St. 53704	

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	Name	Phone/s	Address	Email
1	Sherry D. Doherty	608-335-4998	907 Menard St. Madison WI	SDoherty@cranesinc.org
2	Steve J. Hurst	608-513-3615	1817 Window Way	Shurst@madison.k12.wi.us
3	Jeremy Carroll	(608) 645-5527	4410 Rigby Lane	FW01305182@qmail.com
4	RUSSELL WEIHERT	608 241-5694	3523 MARCY RD	R.WEIHERT@YAHOO.COM
5	Ed Polkman	241 9615	1726 Sachtjen	edpolkman@wis.edu
6	Abby Van de Bogert		1814 Sachtjen St. Madison 53704	
7	Matt Van de Bogert		1814 Sachtjen St Madison 53704	
8	Red Kellerhuis		4401 Whitetail MAD 53704	
9	Brooklyn Marshaw		3618 Spenser Ln Madison 53704	brklynmader@yahoo.com
10	DAVID S. TRAVIS	249-7970	2002 MANLEY ST MADISON 53704	

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1	Sue Krodzicki	608-661-0624	1822 Marlow St Madison WI 53704	Sue.murk@yaho.com
2	Janis Thompson	(608)241-3479	1209 Winston Way Madison WI 53704	ladybug4049@hotmail.com
3	Sharon Poirer	608 243 9842	Alpine Rd, Wausau WI 53704	
4	Nancy Kelleher	608 244-2272	4401 Whitetail Ln. Madison, WI 53704	
5	Rebecca Congo	608 240-9621	439 E. 1st Madison, WI 53701	RebeccaCongo@Socjet.dne
6	Chandler	608-296-9371	438 Bloomer Rd Madison WI 53704	blackdog117@gmail.com
7	Gregg Knutson	608 244-6332	3605 CASADOG R. MADISON WI 53704	
8	Bonnie S. McIntyre	608-246-4287	1429 Anhalt Dr Madison WI 53704	
9	Andrea Kilgo	608-246-8787	1829 Anhalt Dr. Madison, WI 53704	
10	Melissa Sauer		1910 Saentjen St. 53704	

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	Name	Phone/s	Address	Email
1	David A. Beckett	608-2335	1930 Melrose ST.	
2	Marian Beckett	608-2335	1930 Melrose St.	
3	Jan Goebel	243-3145	2413 Calypso Rd #2	goebelwj@mac-ca
4	Michael Burns	245-1024	3607 MARY RD	
5	Kenneth J. Serra	245-1024	3607 MARY RD	
6	Helen E. KROK	334-8122	312 EAST BLUF 57107	
7	Tenzin Tsering	608-443-9145	4405 N Sherman Ave	tezing@rustmadison.com
8	CAITLIN SVEK	608-345-0171	1805 BEAUMONT RD	kfishback@gmail.com
9	THOMAS VALLER	608-720-8887	527 E. BLUFF	
10	Janet Hamm	608-241-4876	1914 500th Ln	

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1	Wendy Sanders-Travis	608 249 7970	2002 Manley St. Madison WI 53704	
2	Brian Elliott	608-345-7346	582 Sanding Lane ^{MADISON} WI	
3	Melissa Hooney	608-253-2441	938 Grandview Rd ^{MADISON} WI	
4	Joe P.	262-391-5000	1900 Sachtjen St.	
5	Chris Fink	608 249 9991	3209 Navick Dr. Madison WI 53714	cfink@manic.org
6	Bliss Kilzer	608 358-6823	10 Camino del Sol Madison	
7	Mike Kilzer	608 843 3552	10 Camino del Sol Madison	
8	Jason Ender	608 217 3667	4405 N Sherman Ave Madison, WI 53704	enderjason@hotmail.com
9	Patricia Vadachan	608 249-3144	1430 Anhalt Dr. Madison 53704	
10	Jeff A. Comarano	608-244-6317	205 Northport Dr #9 Madison 53704	

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	Name	Phone/s	Address	Email
1	David Schneiderman	608-242-4672	4314 Prairieview Dr 53704	maxink@aol.com
2	Dominique Miller	608-206-3733	4513 Rigney Lane 53704	dommike@aol.com
3	James Cunningham	608-692-0305	1904 Sibley Lane 53704	james06111@att.net
4	Melanie Brock	608-695-2364	4606 Dakota Dr. 53704	mkbrock36@yahoo.com
5	SHAUN DANIELS	(608) 345-7608	1101 Wheeler Rd 53704	S-DIZZAI@Y.HOO.
6	Laura Knapp	608 244 6701	705 Monroyster Ln 53704	Kate705@earthlink.net
7	Chantel Her		1930 Browning Rd 53704	
8	MEEHEE		1470 Browning Rd 53704	
9	ROY O. ZIEKE	608 203-6295	6339 PheonST Ln APT D7B M. Dole 101 53562	
10	Scott Powell	608 242-5458	1835 Manley St 53704	

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	Name	Phone/s	Address	Email
1	JACKSON FORTE	405-415-4892	343 EAST BLUFF 53704	jackson.forte@gmail.com
2	DER XIONG	608-240-0014	1633 WRIGHT ST 53704	ddawbb@yahoo.com
3	Sieng Lee	608-516-2153	1731 Northport Dr #2 53704	
4	JAMES KRUPSKI	608-516-6061	2022 Euka Ln Apt. 8 Madison, WI 53704	
5				
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	Name	Phone/s	Address	Email
1	Debra Schatz-Graff	445-0659	59 Redwing Ln Madison WI	
2	Chava Schwartz	242-7345	2145 E. Washington Ave	
3	John Kanner	608-398-7892	4771 Waterloo Lane	
4	Michelle Bealle	608-249-4532	3602 Packers Ave APT 205	
5	Silvia Vang	608-240-6014	1633 Wright St., 53704	silviaemail@gmail
6	James Wengard	608 239 9322	2034 Londonderry Dr #912 Madison 53704	
7	Ken Bell		1952 HEATH AVE mad WI 53704	
8	Rutha Vedd	608-249-8428	2314 E. Dayton St	<i>[Signature]</i>
9	Bethany Ordaz	608-277-7370	131 Alverdisht Madison	
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1	Emily MONSON	608 220 2162	4429 Rigney Lane	emonson@edgewood.edu
2	Don Witten	608 284 9475	1825 Anhalt Dr	-X
3	STAN SMITH	" 301-2102	1117 GLENDALE	
4	Margaret Sullivan	249-1331	1810 Manley	
5	Kathleen C. Traul	608-242-4449	1733 melrose st. Madison	
6	Mike Halty	608 244 4253	564 Wavering Ln Madison	
7	Stephanie Krook	608 240 9114	312 E. Bluff, Madison WI 53704	
8	Lynn Diessenbach	608 246 4336	3601 N. Sherman Ave Madison 53704	lndiessenbach@yahoo.com
9	Zina Staples	608 240 1731	4422 Doe Crossing Trl Madison 53704	
10	MARTI Ryan	588 922 9590	4533 RIGNEY LANE MSN 53704	

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1	Carol L Smith	608-441-0092	525 Waxwing Madison WI 53704	redwolftr@gmail.com
2	Jessie Delkin	608-206-1331	930 S Mast St DR	t.delain@sbcglobal.net
3	David Weylton	256-2958	451 N. Fenw St. Madison 53703	
4	[Signature]	280-1722	3602 Packers Ave #101 53701	torycw@hotmail.com
5	[Signature]	244-6190	3622 Doyden Dr.	
6	[Signature]	356-2703	378 Ravenham Madison WI 53704	
7	Maura Khordan	608-204-4432	1929 Thackeray Rd 53704	
8	Nathan Clarke	608-419-5244	2010 Vahlen St Madison 53704	
9	Pat Stuk	608-206-2993	1714 Northport Madison WI 53704	stuka@me.com
10	[Signature]	608-533-0600	1918 Anhalt Dr. Madison WI 53704	

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	Name	Phone/s	Address	Email
1	Kathy Wood	608-551-9313	573 Bonding Lane 53704	Wood5311@skglobal.net
2	Gale Petersen		1829 MELROSE, MADISON, WI 53704	
3	Latisha Johnson		1924 Northport Dr #9 Madison, WI 53704	
4	Bee Fagan		532 Waxwing Madison 53704	
5	Gilly Hasep	241-9744	402 EAST BLUFF, MADISON 53704	ehalapatz@juno.com
6	Ngine	608-3488527	1418 Williams St MDN 53703	
7	Jo Anne Wall		701 Farwell Dr. 53704	
8	Kelly Jansen	575-8311	1918 Northwestern Ave 53704	
9	Beverly J. O'rous	256-6300	Mylen Dr. Apt 10	
10	Dale Watershed	443-8187	3602 PACKERS AVE, Apt 215	dale109@charter.net

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1	Jennifer Weber		1938 Vahlia St.	simmah2@hotmail.com
2	Zak Bestag		3417 Mary Rd	TD
3	Carol	608-271-1111	2501 Dryden Dr Z11	NA
4	Jamie		3705 Kipling Dr	Senjima@yahoo.com
5	Kangue		Same	
6	Nancy Wang		3705 Kipling Dr	
7	Karen Mecum		1701 Thackeray Rd	
8	Kenneth Mecum		1701 Thackeray Rd	
9	Mike Day		3510 Elic	
10	Kerrin Weber		1517 Browning Road	

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1	Jo Atkinson	790 1730	Goodwin St. Caregiver 1602 Northpark	Jatkinson16@hotmail.com
2	Brian Jackson	244-4248	1938 Truancy	
3	Sam Wachholz	608-8813	1518 W. Lakeside	
4	G. Washington	2496528	1514 May Ln.	
5	Russell Stettin	608-217-4511	1802 Sachtzest	rsrsi@xmail.com
6	Wesley Flossinger	249-4247	3710 Packard Ave	
7	Leon R. Brown	608-243908	3425 Marcy Rd	
8	Sandy Wachholz	608-516-3196	3601 Spenser Lane	samwachholz@charter.net
9	Tom Lerch	608-292-7096	4525+ Hollow Ridge Pl	
10	David J. Cook	608-240-4000	2400 S. Park St. Madison WI	

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Jon Becker	608.242.8525	708 3292 MADISON, WI 53704	Jon.Becker@AOL.com
Don Hammes	836.1205	3507 Van Dyke Ridge Middleville	dhammes@cherokee.net
Don MacKinnon	231-2513	2626 Stevens St Madison	
Harry Reed	238 7911	2545 Van Hise Ave Madison 53705	harry.reed@uwalumni.com
Joe McKee	223-0385	6302 Joshua Cir Verona 53746	
Megan Phillips	_____	1009 Lowell Madison, WI	Hmust have been the vesces@gmail.com
GARY WERNER	249-2421	2302 LAKELANDS AVE, MADISON 53704	NATTRAILS@aol.com
DAVE MELLATI	256-7421	446 SUNDY ST, MADISON 53703	DMELLATI@TDS.NET
John Stuyg	335-1708	4417 Madison Dr. Madison 53704	
James Howe	249-6456	2007 Inglewood St. Madison WI 53704	thowe1@gmail.com
Michelle	249-5540	1722 Sycamore St.	

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1	Alyska Bailey Peterson		2601 Manley St. Madison WI	alyska@gmail.com
2	Carlos Rendon J.R.		2005 Northport Drive Madison WI	
3	RICK PATRICK		1718 Volker St	
4	SHAWN A. BROWN		3602 PACKERS AVE. #107 MAD. WI	
5	MICHAEL J. MILLER		4513 R. GUNCK LN	
6	Heather Sylvia		3325 Ambassador Dr, Madison	heather.ellen@yahoo.com
7	Margaret Harris		1209 Menomonee Co	SueHarris@aol.com
8	Scott Beltr		4306 Brentwood Pkwy	shelw@unhealth.org
9	Brian Mackey		705 Newington Ave	demonstration@unhealth.org
10	Ma Leno		1930 Browning 201	

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	Name	Phone/s	Address	Email
1	Annika Schütz		1929 Northport dr 16	
2	Brissia Engel		1934 Shelburne Madison 53704	
3	Antoinette G. Patrick		1718 Vanlen St Madison WI 53704	
4	Eric Quinlan		1013 Troy DR. MADISON 53704	
5	Andy Washcheck		443 East Bluff Madison WI 53704	
6	Tom Triebbs		3605 Spenser Ave 53704	
7	Beverly Metcalfe		3506 Eliot Lane 53704	
8	Jessica Reese		1917 Sachtleben St 53704	
9	Jim Starn		4414 Prairieview Dr. 53704	
10	Milana Poe		3602 Eliot Ln 53704	

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	Name	Phone/s	Address	Email
1	Joey Spec	608 510 6334	1405 Browning Rd	joey.spec@charter.net
2	Chris Johnson	608 247-4667	4573 Hollow Ridge Rd	
3	Jennifer Ferris	608 249-9685	1756 Browning Rd Madison	
4	Bonnie Fairchild		1706 Sacktion St Madison 53704	
5	Heather Pester	206-2178	9 Camino Del Sol	
6	Aaron Foster	206-6526	9 Camino Del Sol	
7	Tom STEWENS	249-8491	1806 MAULEY ST	
8	Kate Clapper	608 577 5333	1026 Shasta Dr (53704)	kateclapper@att.net
9	Danielle A. Dieringer	608 297-4447	617 Hintze Rd	
10	JOAN ARNOLD		541 Nova Way Madison, WI	

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	Name	Phone/s	Address	Email
1	Heidi Zanker	770 9513	1830 Vahlen St.	htalling@att.net
2	Rob Hostad	577-6043	2601 N Sherman Ave	rhostad@hotmail.com
3	Jim Cousin	239 6725	909 Shasta D.	—
4	BRUCE KEEL	770-1279	3617 HARPER RD	CRANES@ITSASBLUFF
5	PATRICK READY	873-1703	1210 OAKWOOD CT. Stoughton	—
6	Kathie Free	519-8191	508 EAST BLUFF	KFF2009@aol.com
7	Paul Meuts	242-0866	546 Wauwatin Ln 53701	
8	Janie S. Beverly	228-4089	544 Wauwatin Ln 53704	
9	LANCE WALTER	249-5867	3601 N. SHERMAN AV 53704	
10	Renée Lohan	663-4551	318 EAST BLUFF 53704	—

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1	Leanne Reuter	242-0806	546 Waxwing Dr	
2	Janice E. Bowden	249-1995	319 Cricke Ln	
3	Beverly Nierdorf	244-4531	1829 Pallen St.	
4	Missy Johnson	242-2662	4513 Hollow Ridge Rd	
5	Thomas Kalinowski	214-2997	324 Raven Ln Madison	
6	Thomas Kerns	249-9083	1706 Browning Rd Madison	
7	Pat Kneubuhler	244-9595	3617 Norick Dr	
8	Brett Sprecher	345-4856	1002 Woodward Dr.	
9	Jason DeJers	335-1616	503 Bluff Hill Ln Madison	
10	Maria Wilson	225-0744	1805 Sacha Ln	

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	Name	Phone/s	Address	Email
1	Michael Traut	242-4149	1733 McRose St	
2	Daniel C Smelser	---	1918 Sachtjen	
3	Londa S. Smelser	242-8840	1918 Sachtjen St Madison	
4	Fernando Cano G.	240-9114	312 East Bluff	
5	Paul Duffenbatt	246-4354	3401 N Sherman Ave Madison	
6	...	202-4375	1721 Elvick	
7	Tyla Patta	245-9793	1713 Mackray Rd	
8	Jamie Jenkins	249-6504	1809 Apple St	
9	Wendy Winchel	279-3189	541 East Bluff	
10	...	438-9303	1234 Maple St	

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	Name	Phone/s	Address	Email
1	Corocho Lopez	246-6276	3516 Elm St	ask41079@yahoo.com
2	Helen Chazlenbino		392 Starling Ln Madison	hellenhewitt@earthlink.net
3	Timothy D. Nelson	608 512 6666	1014 FORSTER DR MADISON	timothy.david.nelson@gmail.com
4	Sam F...	440 6337	1705 Walnut St. Madison	
5	Jeanne Nege	249-4934	3417 Marcy Rd	
6	KT Johnson	249-1452	2734 Lakeland Av Madison	Chellanej7777@hotmail.com
7	Fabio Tripalin	345-7736	1915 Lane 14 Drive Madison	
8	Vanessa Abel	658-7114	3634 HOUE RD MADISON	
9	Margie Simmons	249-0822	3800 N. Sherman Ave. Madison	
10	Alvin S. Hill	249-1731	1812 N. Myrtle St 460A	

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	Name	Phone/s	Address	Email
1	Patrick Wilson	669-7772	536 East Bluff Madison	PWilson@edgewood.edu
2	James Reardon	608-249-9713	2514 Lakewood Rd Madison	
3	Sarah Horn	952-836-5770	6709 Century Ave #10 Middleton	sarahhorn@msu.edu
4	Aminda McKaig	608-243-9089	3425 Marcy Rd #1 Madison	
5	Erin Krotzer	608-249-3047	3610 Alpine Rd Madison	
6	Nancy R. Rotter	608-301-0009	330 Circle Lane, Madison	Krotzer@sbcglobal.net
7	Kenneth Rotter	608-301-0009	330 Circle Lane, Madison	Krotzer@sbcglobal.net
8	Stacy Miller	608-241-4360	925 Troy Drive - Madison	luckybamboo@email.com
9	Sonia Kraft	262-287-7503	3625 Novick Drive Madison	Sonia.kraft@york.com
10	Jana Herokine	241-9854	3629 Becker Dr. Madison	

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	Name	Phone/s	Address	Email
1	Jacobs Furr	608 3455577	3601 NORTHER DR	EVN@Yahoo
2	John W. Kelly	608-354-3040	1614 FORDEN AVE	
3	Robert Pass	608-558-7652	2039 LONDONDERRY DR	robert.pass@att.net
4	Rick Windshopf	608-240-9577	1505 Nevada Road	
5	Pearl R. Faye	608 658-8217	433 EAST BLUFF	pearl@Yahoo.com
6	Burbara Crist	708 420-2780	3710 Packers Ave # 203	
7	Miriam Schmitt	608 713-2333	4413 Zippin Ln	
8	Glenn Kowal	608-349-4972	1512 S WINDSOR CT	
9	Ribca Kishel	608-321-1553	5322 NORTHER LN	
10	KIM BEHRENS	608-249-5134	1709 Browning Rd	

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	Name	Phone/s	Address	Email
1	Robert Sewert	608-246-4196	Madison Wis	Robert.Sewert@gmail.com
2	Alexa Freese	608-669-0504	3002 Parkers Ave #104	Alexa.Freese@gmail.com
3	Martha Sagami	608 (249-7161)	246 Bunting Lane Madison 53704	None
4	Patricia White	608-249-8254	1102 Shasta Dr Madison 53704	
5	Sarah Thomas	608-527-3952	3102 Parkers Ave #104	Sarah.L.reshill@gmail.com
6	Jacquelyn M Thomas	608-513-3866	1937 Northport Drive #11	jacqthomas@tds.net
7	Robbin Smith	608-441-0092	525 Waring Lane Madison WI	robbinsmith@gmail.com
8	William Lauer	608-444-2410	7705 East Ave 53704	
9	Kim UK	608-467-9897	1711 N. Grand Dr #10 53704	Kim.UK@cranesinc.org
10	Curt Smith	608-445-5000	1501 Troy Dr Madison 53704	

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1	Wendy Johnson		1101 Jordan Madison	
2	David M. Hawitt		2026 LONDONDERRY DR MADISON WI	
3	REBECCA RYAN		4533 RIGNEY LN, MADISON WI 53704	rryan.f2@gmail.com
4	Tina Jenkins		1909 Annastair Madison WI	tinajenkins@live
5	Jeri Conway		3617 Alpine Rd. Madison, WI	
6	Steve Staples		4422 Dol Cranning TEL	
7	Pat Walker		2 Maplewood Madison	
8	Jack Parham		504 Lakewood Lane Madison	
9	ROBERT F. KITTER		515 BLAUGHER DR 53704	
10	Joanne Herfel		2708 Willard Ave Madison 53704	

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	Name	Phone/s	Address	Email
1	ROSS Beauchaine	608 332 8066	1945 Pond St	
2	Belinda Sagami-Brook	608 279-4617	3709 Spenser Lane	
3	Kate Sullivan	608 712 0575	413 Ross Road Way	
4	KOFFET AMESSE	608-332-2114	1710 NORTHPORT DRIVE	
5	Jocelyn Thomas	608-253-7247	1921 Northport Dr 23	
6	Dalante Nowler	608-445-7521	8802 Park Ave 104	
7	Steve Smith	608-249-1057	4564 HANCOCK Rd.	
8	Wendy Ann Miller	608-240-7264	232 N Sherman Cir	
9	Donna M Miller	608 249-7264	2302 N Sherman Ave	
10	Steve Smith	608 249-1057	4564 HANCOCK Rd.	

STEVE SMITH

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1	Martha Chiappetti	608 467-7528	1513 Stambaugh Dr #1 Madison WI	aztalan27@hotmail.com
2	Karen Andro	608-206-1964	1102 N High Point Rd Madison WI #286377	learner4ever@msn.com
3	Debbie McCarthy	608-244-1851	1091 Carnet Lane Madison WI 53714	mcCarthy2d@yahoo.com
4	Richard Hassler	773 307 4938	4321 Lunley Rd Madison WI 53711	r.hassler1@charter.net
5	Bob Mossner	608 267-9580	7521 Elmwood Ave Middleton WI 53522	
6	Terese Lawin	615-347-1460	2406 Ravenswood Dr, Madison WI 53711	teresalawin@gmail.com
7	Stephanie	608-249-6456	2002 Weybosc St Madison WI 53704	
8	Donald Kuech	608 249 6681	402 Starling Ln Madison WI 53704	
9	See Attachment	608-301-9029	1925 Sackson St Madison WI 53704	sackins2010@hotmail.com
10	Paul Po	608 244-2487	3737 E. Karstens #2	PoPaul@aol.com

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1	Sara Batesky	608 5774074	1910 Melrose St.	batesky.sara@yahoo.com
2	Myeesha Mitchell	608-240-9910	1930 Sachtjen St.	mumyilina@yahoo.com
3	Kim Tuqum	608 2412780	1818 Trockley rd	KTuqum3786@charter.net
4	Ed Skolaski	608 2490046	306 Oniok Lane	
5	Joe Spangler	608 2498894	509 Wheeler Rd.	dadblanco@aol.com
6	Kate Brich	608-334-9122	1922 Anhalt Dr	
7	Mujisha Black	608-446-3326	1729 Northport Drive Lot #14	
8	Kirk M. Natch	608-661-8191	1934 Shelley Lane	
9	Ron Bihan sky	608-320-2180	3601 Spenser Ln	RLBILSKY@aol.com
10	MART KUBAS	608 240-9216	1417 SUTTON ST	

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I am especially concerned given the Marsh's sensitive ecology. The CRANES* have proposed an approach that allows restoration of this last remaining upland habitat south of the Marsh, for addition to existing public lands. This WIN-WIN-WIN proposal saves Nature's value for the future generations, while preserving all the same economic benefits and jobs for Madison's Northside.

I urge you to deny Independent Living's request for amendment of our City's Comprehensive Plan, and I support the CRANES proposal.

	Name	Phone/s	Address	Email
1	RODEY BATTZA		1926 Vahlen St. 53704	rodey.battza@gmail
2	Glenn Paz		3602 E. L + LN 53704	
3	Leslie Paynter		432 East Bluff 53704	paynterleslie@yahoo.com
4	Oran Len Buttacoreline		434 East Bluff 53704	
5	Kari H. Peterson		1954 Melrose St W 53704	
6	Kevin Hunt		503 EAST BLUFF 53704	
7	Alison Haugen		2026 Londonderry Dr. Apt. 215 53704	haug.trav@gmail.com
8	Matthew Haugen		"	"
9	Ann Hunt		1617 Stanley St 53704	annhunt@butternut.com
10	Kieran Connor		13 Camino del Sol 53704	

Protect essential upland habitat; preserve Cherokee Marsh, one of just 100 Wisconsin Wetland Gems!

Dear Mayor Cieslewicz and City of Madison Plan Commission members,

I recently learned that Independent Living has requested an amendment to our City's Comprehensive Plan, to allow construction of apartment buildings and a senior facility adjacent to Cherokee Marsh. I think there is good reason for the City to deny this request outright. It would require a major change in the Cherokee Special Area Plan, which was forged by extensive citizen input and public compromise just four years ago. Fortunately there are site alternatives not far away, which would be more appropriate, and a better fit with Madison's tradition of high quality urban planning. One 21-acre parcel is:

- closer to existing urban amenities and public facilities; better served by transit for 2nd or 3rd shift workers;
- at a location where a neighborhood association and other Northsiders wanted this facility, and would still welcome it; and,
- available at a reduced price, from an owner willing to work with the City on a solution providing a more frugal use of public funds.

I am especially concerned given the Marsh's sensitive ecology. The CRANES* have proposed an approach that allows restoration of this last remaining upland habitat south of the Marsh, for addition to existing public lands. This WIN-WIN-WIN proposal saves Nature's value for the future generations, while preserving all the same economic benefits and jobs for Madison's Northside.

I urge you to deny Independent Living's request for amendment of our City's Comprehensive Plan, and I support the CRANES proposal.

	Name	Phone/s	Address	Email
1	Jack Kwest	608-249-4720	1629 Randy Ln Madison WI 53704	
2	Marlene B. Husek	249-4720	1629 Randy Ln, Madison, WI 53704	
3	Sharon Kerkman	221-8083	5613 Rustic Woods Dr. Med WI	SharonKerkman@sbcglobal.net
4	Sharon Kerkman	221-8083	5613 Rustic Woods Dr. Med WI 53716	JKerk@sbcglobal.net
5	Marianne Hobbin	244-2093	509 New Castle Way Madison (OH)	
6	Debra Ewert	241-3028	4146 Ocean Ave	
7	Meredith Miller	244-3647	1806 Winchester St Madison	
8	Sam Moncrief	244-3647	1806 Winchester St Madison	
9	Debra Ewert	241-2146	4946 E. W. Sherman Ave	
10	Leo M. Smith	838-7532	3713 Curtis St 9pc Parcel	