

You forwarded this message on 8/6/2007 3:54 PM.

Gruber, Timothy

From: carol jean buelow [caroljeanbuelow@earthlink.net] **Sent:** Mon 8/6/2007 3:00 PM
To: Gruber, Timothy; Olinger, Mark
Cc:
Subject: Hillfarm DOT property
Attachments:

To Whom it may concern:

I am pleased with the city of Madison's efforts to control urban sprawl by using infill to maximize property within the city. But I am increasingly depressed when I go downtown and see another skyscraper built right up to the sidewalk. Developers seem more concerned with maximizing profits than providing family-friendly neighborhoods with green space. It seems we are building a little Chicago and that it's spreading to my neighborhood.

As a result I am very interested if and how the DOT property is developed. The preliminary plans thus far are troubling for several reasons.

With the economy slowing and the housing market uncertain, should we be building more condominiums, when newly built condos in the area have been sitting empty? and when more condos in the Hilldale development are planned and approved?

Traffic congestion is a real concern. We have yet to know the full impact of the Hilldale expansion with its plans for a motel, more condos and commercial space, and an expanded Whole Foods store. For the Saturday westside market cars are lined up waiting to enter both the Segoe Road and Sheboygan Avenue entrances. On a typical Saturday as many as 150 cars or more are in the parking lot at any one time. Even now the area is not bicycle friendly.

Air quality should also be considered. I believe the DOT property is more suited for the farmers market than Hilldale. On a still day car exhaust is trapped at the latter site, while the higher elevation and openness of the DOT property allows better air quality. One can even look across the parking lot from Sheboygan Avenue and see an expanse of sky.

It's obvious that the DOT property can be better utilization, I believe a good chunk of the land should be devoted to green space, not only for the community gardens, not only for the farmers market, but to give the many residents in the area a little piece of nature where they can stroll and meet their neighbors, sit under a canopy of trees and feel a gentle breeze, unimpeded by tall buildings. Rhenebohm Park a half mile to the west would not meet this need and is used more for sports teams such as volley ball and soccer.

Let's not turn our city into a little Chicago. There were many good reasons people left the inner city and moved to the suburbs.

Thank you for considering my views,

Sincerely,

Carol Jean Buelow
5015 Sheboygan Ave. #311
Madison, 53705

7