

March 18, 2009

The City of Verona has two comments that we wish to reiterate at every opportunity about your plans for this area:

- 1) The City of Verona is very eager to see that additional north-south arterials parallel to CTH 'M' are created in this area to alleviate congestion on CTH 'M'. In your 'Shady Wood Neighborhood' planning area, we would appreciate it if you could show the following items on your plans to reflect Verona's long-term desires for north-south streets as follows:
 - a. We plan to align Nine Mound Road *south* of CTH 'PD' with Woods road at CTH 'PD'. Because CTH 'PD' curves in this area and crests a hill, we believe significant changes will be necessary to this proposed new intersection—possibly including a re-alignment of Woods Road north of 'PD'; CTH 'PD' east and west of Woods Road; or both. Such re-alignments could have an impact on the area included in your current land-use plans—especially if Woods Road north of 'PD' would be re-aligned. Please see the attached map from our draft comprehensive plan for more details. If these items could be shown on your maps we would appreciate it;
 - b. We plan to bring a new north-south street from the south—labeled 'Northern Light's Road' on the attached map—that will connect with CTH 'PD' approximately 1,320 feet *west* of the intersection of Shady Oak Lane/CTH 'PD'. Ideally—this street would then continue north through your planning area and connect with Shady Oak Lane approximately 2,640 feet to the north. Again—please see the attached map from our draft comprehensive plan for more details. If this street connection could be shown on your maps we would appreciate it.
 - c. The City of Verona hopes that a connection between Country View (on the South) and Mounds View (on the North) will be created to the west of your 'Shady Wood Neighborhood' planning area. This street connection is (mistakenly for the moment...) labeled as 'Ticker's Trail' on the attached map. If this street connection could be shown on your maps we would appreciate it.

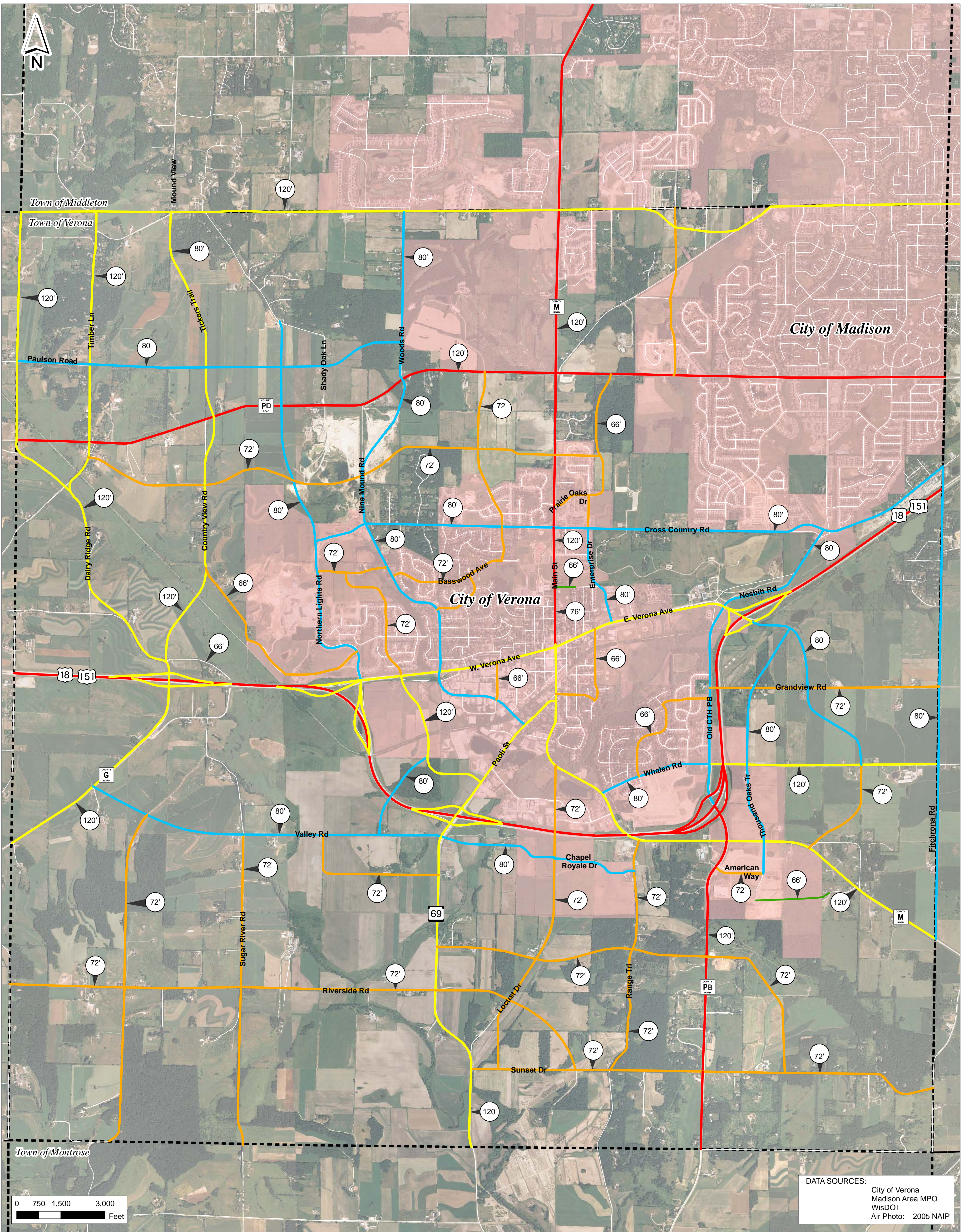
Also—although perhaps less important to the City of Verona—is an east-west street through your planning area that we included in our draft comprehensive plan—basically an extension of Paulson Road. We understand concerns such a street raises since it would cross the Ice Age Trail. Much more important to the City of Verona are our plans/desires for north-south streets as described above.

- 2) The City of Verona wishes to work with Madison on planning for residential density in this area—given the fact that the area will be within the Verona Area School District and the fact that the City of Verona has policies in place to regulate the rate of residential development and population growth as it impacts our school district; and

We appreciate that this area is being planned by the City of Madison and not the City of Verona, but we hope that you can incorporate our goals for this area—as outlined above—as you proceed.

Thank-you for taking our comments into your planning efforts for your 'Shady Wood Neighborhood Development Plan'.

Bruce Sylvester, AICP
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DATA SOURCES:
 City of Verona
 Madison Area MPO
 WisDOT
 Air Photo: 2005 NAIP

Legend

- Right of Way Width
- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local Road Connection
- Township Boundary
- Municipal Limits

Proposed Future Roadway Right of Way Widths

City of Verona



March 30, 2009

VIA: Email to Brad Murphy (bmurphy@cityofmadison.com) and Mark Olinger (molinger@cityofmadison.com)

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RE: Southwest Planning Area: Shady Oak Neighborhood Plan

Dear Mark and Brad:

We are in receipt of Brian Grady's letter emailed Friday at 2:02pm announcing the speedy processing of your Shady Wood Neighborhood Development Plan. It was our understanding that this resolution would be tabled until we had a chance to assemble more information and meet with you again. As outlined to you in our letter to you dated **January 29, 2009** and in our meeting with you on **February 12th**, the City of Madison DRAFT Land Use Plan made available on for the first time on **January 12, 2009** and updated on **March 11, 2009** (and sent to us by Jed Sanborn on **March 16th**) is STILL of grave concern to us as the affected landowners identified below.

The speed with which the Shady Wood plan has moved has made it difficult, if not impossible, for us to speak with the Ice Age Trail people and others about our concerns and our suggestions. We want to speak with certain people who are much involved with the trail and have information and good ideas about how to accomplish the purpose of the trail. Unfortunately, these people have been traveling and we haven't yet had a chance to meet to discuss the feasibility of a plan for the trail which does not totally destroy the value of significant portions of our land. We are not aware of why it is so important to fast track this project. Many of us have owned our land for decades and we would have been amenable to discussions with the City and the Ice Age Trail people, had this been started before this year. We are interested in working to achieve an Ice Age Trail over our land and are not attempting to prevent this project. We agree with its principle, but the speed with which this is moving will prevent any dialogue or any consideration of any alternate route for the trail.

Again, for the record, collectively, the Shady Oak Neighbors have formally and repeatedly asked that you change this plan and work with us as landowners. As we've stated before, if you force us to move so quickly and refuse to allow us time to determine the "*highest and best use of our land*," we ask that you be more general in your plan. We ask that you change your permanent green space to conservation development and change your proposed ice age trail to run along property lines to minimize the negative impact on the remaining land. We disagree with your excessive designation of open space and parks and the need for multiple access points to the Ice Age Trail and we ask for a single connection. Each of us as landowners have met with

you individually and as a group and have voiced our concerns and **we have asked you to give us the time we need to work with advisors to determine what is, in fact, the “highest and best use for our land.”**

You have informed us on numerous occasions that once your plan lines are drawn and approved; it is very unlikely that they will be moved. We have been advised by several developers that it is of extreme importance that we are allowed to give input to the City before the plan is made part of the City of Madison’s Comprehensive Plan. As our land isn’t even in the City of Madison and not even slated for development for the foreseeable future, we believe that you should grant our request for more time. **Again, we come together as a group to formally request that you delay submitting the resolution that introduces your DRAFT Land Use Plan to the Common Council on Tuesday, March 31st.** We hereby request that you table the introduction of the resolution until we are able to determine “*the highest and best use for our land,*” *incorporate the proposed ice age trail connection and move forward to modify the March 11th DRAFT plan.* Please advise us if you are willing to allow us the time that we need. If you will not, we ask you to inform us specifically the reasons why you are unwilling to do so.

Thank you for your cooperation and assistance with regard to this important matter.

Shady Oak Neighbors

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CC: Jed Sanborn (via email only district1@cityofmadison.com)
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April 5, 2009

To the Plan Commission, Madison Common Council, Mayor Cieslewicz, and City Planning Staff,

I am a Madison resident and homeowner. I write regarding the Shady Wood Neighborhood Plan that is currently being established. This area spans the designated trail corridor for the Ice Age National Scenic Trail. Madison can now approve a plan that makes the trail area a fantastic resource for the city – for locals and visitors. If it gets overdeveloped, it will be ruined. If it gets pinched in to a narrow corridor, it will defeat the entire purpose. The trail area will only be success if the trail corridor is VERY WIDE. The Neighborhood Plan should retain this width for the open space.

We have some very successful natural areas in Madison, such as Elver Park or Owen Conservation Area, and those get significant year-round use from Madison residents, myself included, because you really can get out away from houses and into a natural setting. Elver and Owen are not skinny-narrow. The Ice Age Trail is something that surpasses Elver and Owen – it is not just a local park. It is one of only eight National Scenic Trails, and it is about half-way built to date. Madison should show leadership, and economic wisdom, by making Madison's portions of the trail really beautiful and desirable for use. If the trail corridor is merely present but not wide, it will not be a success.

It is very relevant to the Shady Wood plan to look at Madison's other portions of the Ice Age Trail - an uneven but OK start. East of the planned Shady Wood neighborhood the trail crosses University Ridge Golf Course, open space that is sometimes odd for hikers (being close to golfers in a few spots) but often very remote and pleasant (but importantly for the locals – no dogs allowed). Then the trail crosses Dane County Parks land east of Hwy M that was purchased with Ice Age Trail money, and there one has great open space to the south but Madison neighborhoods pressing in visibly to the north. Then there is an extremely disappointing section through the "Ice Age Falls" subdivision and Meriter property (between Raymond Rd. and PD), where a huge irretrievable mistake was made of not keeping a wide trail corridor – and it shows – this is a sad section of trail. Then, south of PD, the trail again is in beautiful and preserved open space owned by Dane County Parks, and on south through Verona and southward the trail generally has very good surrounding open space. *The Ice Age Trail is generally a success, except for the one area where Madison planners and Common Council allowed a mere ~200-ft. wide corridor past Ice Age Falls neighborhood and Meriter.*

Northwest of Shady Wood is similarly instructive. For a bit under a half mile the Ice Age Trail is forced very close to recently developed houses, in a segment that is not conducive to trail users, then it crosses Mound View Rd. and to the west gets into the beautiful and wide Valley View section.

The section from Woods Rd. to Mid-Town Rd. is a CRUCIAL section of the trail – it is the

one missing link in Madison. The pending Shady Wood Neighborhood Plan, and follow-through, will have a big impact on whether Madison residents and visitors can enjoy a successful, or a disappointing, segment of the Ice Age National Scenic Trail.

The Appalachian Trail (another of only eight National Scenic Trails) succeeded through similar challenges. Some landowners wanted to maximize profit, at the expense of a national landmark. The present Shady Wood area landowners will make a significant profit – that is not in question – it is just a matter of how large of a profit. It would be incredibly unfortunate if Madison caved in and tried to fit an additional fifty single-family homes into an area that a thousand+ people could otherwise enjoy every year, for generations to come. PLEASE do not make the mistake of compromising this trail corridor for a few extra dollars or houses. This trail area should be protected at the widest possible width and maintained as a successful resource for many, not as a few additional home sites for a very few.

Thank you,
Andrew Bent

Ice Age Park & Trail Foundation

Dane County Chapter

April 10, 2009

To the City of Madison Planning Division and the Plan Commission,

I write to provide specific comments and suggestions regarding the Shady Wood Neighborhood Development Plan that is currently being formulated by the City of Madison. I am writing as the Chair of the Trails Committee for the Dane County Chapter of the Ice Age Park and Trail Foundation. In this volunteer position I have had significant training in trail layout/design/building/maintenance, at events partially sponsored by our National Park Service trail partners. I provide a few hundred of hours of work toward the trail every year, and I directly coordinate the work of over 500 volunteer hours of trail work per year at events that I lead (other chapter leaders host many additional events). I would like to suggest the following changes to the Shady Wood Neighborhood Development Plan, on behalf of the 400+ dues-paying members of the Dane County Chapter of the Ice Age Park and Trail Foundation, including 301 who presently list Madison as their mailing address, and on behalf of thousands of Ice Age Trail users. Gary Werner (our Chapter Coordinator) may also be providing separate comments, and IAPTF and NPS paid staff of course are also available to you for professional consultation.

The March 11, 2009 draft of the Shady Wood Neighborhood Development Plan is overall excellent, and we compliment the planners and stakeholders who clearly understand the positive value of the Ice Age National Scenic Trail resource and the features required to make a successful trail corridor.

Specific changes are suggested in three areas of the Plan:

1) Immediately NW of Richardson Cave there is a need to widen IAT corridor further toward the N. There are three reasons for this:

- i) The trail very likely will need to ascend/descend steep slope immediately W of Richardson Cave, which will require a traverse route. Traverse will have to be S-N (rather than E-W) because of wet lands immediately S of Richardson Cave. Hence trail will probably loop appreciably far N (immediately NW of cave entrance), requiring a broader band of open-space protection to the north. This protection could be done by removing planned house lots on S side of the street that is envisioned immediately NW of Richardson Cave, thereby maintaining green space right up to the street edge as is done in other places in the Shady Wood Neighborhood plan.
- ii) Houses (not just private property, but existing houses) pinch trail from S in that area, hence trail should not be close to those lot lines to the south. Need more space toward N.
- iii) Absence of trees makes the views to future development particularly open at this location. A future prairie that goes up to street edge, with views of S-facing fronts of houses located on N side of the street, would provide a significantly nicer resource both for trail users and homeowners, rather than having trail users looking N right into some back yards at very close range.

2) Along Woods Rd., in the center of that edge of the Cowling property, the plan should preserve a ~500 ft. wide band of protected green space to provide a link to S edge of University of Wisconsin “University Ridge” lands that are on E side of Woods Rd. This is the site of the new UW Varsity Cross Country course - an area that is likely to gain significantly in year-round use, especially by runners of many age groups, but also others. We envision a compelling future desire for direct access between the UW area and the terminal moraine/views and kettles on the Cowling property. Runners and cross country skiers are likely user groups for this site as well as walkers, and a corridor for wildlife would also result. The March 11 2009 draft of the Shady Wood Neighborhood Development Plan presently has two "conservation development" neighborhoods (housing sites) at NE and SE areas of the Cowling lot, with a thin band of conservation development housing sites connecting the two along Woods Rd. That thin connecting band should be removed, so that the NE and SE areas of the lot could remain designated for conservation development, but the E-central portion of the Cowling lot is explicitly preserved as open space that connects with UW lands. It is important to reemphasize that this would connect the S portion of the envisioned Ice Age trail system, the only part that is on the terminal moraine and with the beautiful SW views from terminal moraine, to the UW open space/recreational lands on other side of Woods Rd.

3) Text revisions regarding Recommended Housing Types and Densities:

pp. 15-16 current draft states in two places that apartment buildings and other higher-density dwellings may be inappropriate for Shady Wood except at specific locations such as near public parks or planned open space. This should be corrected to clarify that such development may be appropriate near parks in the “Phase A” area (NE corner, near intersection of Woods Rd. and Mid-Town Rd.), but, due to the height/mass and outdoor lighting common to such buildings, it would be generally inappropriate to site such buildings near the Ice Age trail.

Suggested wording:

p. 15 (in paragraph beginning with “Duplexes”): “..such as by a park or other shared open space that is not adjacent to the Ice Age Trail open space conservation area, or as a transition... “

p. 16 (in paragraph beginning with “As discussed”): “Appropriate locations could include areas along the major entry boulevards or other neighborhood focal points or activity centers, or closer to planned parks that are not adjacent to the Ice Age Trail open space conservation area.”

Similarly:

p. 41 bottom, append to end of last sentence: (higher density developments must show how designs maintain street orientation, pedestrian-friendly street character...) “, and lack of visual impact on the Ice Age National Scenic Trail.”

To repeat, the March 11, 2009 draft is excellent overall and it is and will be greatly appreciated by numerous Ice Age Trail users and Madison residents. As I stated in a separate, more personal letter sent last week, the most important thing is to maintain the width of the trail conservation area so that trail users (many of whom will be nearby residents) are not bombarded with views of houses, and instead can enjoy a natural setting appropriate to a National Scenic Trail. The Conservation Corridor Design Parameters stated on p. 19 of the plan, and the text of pp. 18-22, are an accurate and effective statement of what is needed for a successful Ice Age National Scenic Trail in the Shady Wood planning area. Many local residents who are members

of the Dane County Chapter of the Ice Age Park and Trail Foundation will be working both financially (with county, state and national partners) and politically to help the City of Madison protect a wide and effective trail corridor as part of the Shady Wood area development plan.

I would be happy to provide further input regarding the plan via conversation, in writing, or through site visits at any time.

Thank you,

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Gary Werner, Chapter Coordinator, Dane County Chapter, IAPTF
Tom Gilbert, Superintendent, Ice Age National Scenic Trail, National Park Service

