

From: Lance Hall [mailto:lancehallmd@yahoo.com]
Sent: Monday, November 07, 2011 2:42 PM
To: Greg Hyer; Sawyer, Jeffrey
Cc: Grady, Brian; Mark Bugher; Subeck, Lisa; Lance Hall
Subject: Re: URP 2 Expansion on Vetter Property -- City Committee Actions and Monday Meeting

To All,

My name is Lance Hall and I own and live at 8807 Silkwood Trail, a property immediately adjacent to the proposed UW Research Park 2 development. I have previously submitted a letter for discussion on this matter and would like to include this current letter to address recent updates to the working proposal as I will not be available to attend tonight's meeting.

First, I agree on all points submitted by Mr. Jeffrey Sawyer in his email below and will add a few of my own as follows.

Second, after reading the minutes from the most recent meeting (I believe it was the Long Range Transportation Commission, though it is not clear from the documents I have received), I have formed an opinion that some of the participants of the discussion are attempting to respect concerns of the existing residential neighborhood while others expressed a view that the neighborhood concerns should be minimized compared to the city's interest. If the latter assumption is true, this is completely unacceptable and offensive to those of us who live in this neighborhood. Perhaps everyone should remember that this area in question is zoned to be residential (agricultural in its current use) and many of us made personal and financial decisions to buy homes in this NEW subdivision based on this information. If another entity wishes to use this location for a different purpose (i.e. employment use), then they should be HIGHLY RESPECTFUL of the needs of the existing community whom they are asking for permission to change the intended use and in doing so causing significant disruption to the residential neighborhood.

Specifically, regarding the proposed addition of bike/pedestrian path with future potential conversion to a road extension at the eastern border of Silkwood Trail, I confirm Mr. Sawyer's points in his email below. We have been previously assured that the natural green buffer would remain in its entirety or at least to a significant degree. Furthermore, it does not make any sense geographically or financially to add any trail or road at this location as Valley View Road is only approximately 100 feet or so to the north and can handle the larger volumes of traffic and already has bike lanes and sidewalks. Furthermore, with the newly completed round about at Valley View and County M, I doubt Silkwood Trail could be easily or safely connected with Cty M in the future. With only 2 houses on this small cul-du-sac and a potential for only 2 more houses to be built, who exactly will this bike/pedestrian path and possible future road benefit? This is a residential neighborhood with low traffic volumes with houses extremely close to the streets, and children and pets frequently play in these streets. I did not purchase a property on a small dead end street because I wanted to have large volumes of traffic and noise at my front door.

As a resident of the City of Madison and employee of UW, I am fully supportive of the city's goal of expanding businesses and employment. However, any proposed expansion, must be performed in a manner considerate of the rights of all involved, particularly of existing homeowners who did not choose to live near a large employment center. I am confident the developers can design a plan that protects the integrity of the adjacent residential neighborhood without significant intrusion and still meet all of their own business needs. However, if homeowner's concerns cannot be adequately addressed, the land use in question should NOT be changed to employment and the Research Park should consider a more appropriate site. I urge everyone involved in this decision process to seriously consider these points.

Thank you for your attention in this matter.

Lance Hall, M.D.

From: Greg Hyer <GRHYER@WISC.EDU>
To: "Sawyer, Jeffrey" <jsawyer@bus.wisc.edu>
Cc: Brian Grady <bgrady@cityofmadison.com>; lancehallmd@yahoo.com; MARK D BUGHER <mbugher@wisc.edu>; district1@cityofmadison.com
Sent: Monday, November 7, 2011 11:51 AM
Subject: Re: URP 2 Expansion on Vetter Property -- City Committee Actions and Monday Meeting

Jeff

These recommendations were not our idea. We agree with your reaction. The City Planning staff is also opposed to most of these recommendations --especially Silkwood extension.

The Plan Commission is meeting tonight at 5:30pm and will either incorporate, reject or modify Long Range Transportation's suggestions. I have copied the alder on your concerns. URP told Long Range Transportation that the neighborhood would be concerned. Essentially, some of the members said that their planning principals should override any neighborhood objection. One of our concerns is that three members of long range transportation are on the Plan Commission.

The City web site has email addresses for all Plan Commission members. You can email them if you cannot attend.

I hope this helps. You can call my cell if you would like --320-3243.

Greg

On Nov 7, 2011, at 11:35 AM, Sawyer, Jeffrey wrote:

Hello Greg,

Please allow me to introduce myself. My name is Jeffrey Sawyer, current resident of 8808 Silkwood Trail. I have been in some contact with Brian Grady, of the Department of Planning & Community & Economic Development, Planning Division--hence, receiving this email update. Please read and respond to some questions and concerns voiced below.

My first question is related to some confusion of connectivity. With Valley View Road being one block (to the north) from Silkwood, I'm curious to know how or why extending Silkwood would "enhance the connectivity of the neighborhood." To me, it seems like it would be a total waste of resources and green space to connect Silkwood any further--again, with Valley View one block to the north. As for the connectivity of a pedestrian or bike path, I have the same concern. There is already an established path on Valley View, so again, it seems fairly redundant. I have been told throughout this process that extending Silkwood Trail would not be part of the planning process and that it would remain a cul-de-sac free, dead end.

Throughout this process, I have heard talk of preserving the green space as a buffer between Silkwood and UW Research Park 2. Unless I'm reading this update incorrectly, it looks as though that notion of saving and salvaging the green space as a buffer has been compromised for other plans. I read on the bottom that the amendments were passed unanimously, which obviously illustrates that Silkwood will be extended.

To be clear, I am vehemently against this option. If the goal is to provide connectivity, I do not see how this accomplishes that goal with the connectivity very obviously being available at Valley View Road, to the north. In the report, it is stated that there is a goal: **"To create a strong buffer between the neighborhood (to the west) and the employment uses in the research park, noting that this wooded buffer zone would be compromised by a new street."** In the good-nature of this development, it seems as if this thought and notion are being completely disregarded. As I understand it, the green space is going to be diminished from 250 feet (currently) to approximately 100 feet. Furthermore, extending Silkwood Trail (either with a full road or a bike/pedestrian path) further compromises the plan of providing a buffer. The mixed messages and hollow statements are concerning to me as a purchaser of that property.

I do not want to assume too much, too quickly, but can you please respond to these concerns and questions as soon as possible? The property my wife and I purchased was largely made because of our understanding that Silkwood trail would not be extended and that Silkwood would dead end. To say that the extension of that road would compromise our property value is genuine and real. Throughout the entire process of purchasing our home, we heard from both Veridian Homes and the Planning Commission that Silkwood would remain "Dead-ended."

I will look forward to your response.

Jeffrey Sawyer Director Undergraduate Recruitment and Admissions Wisconsin School of Business

3129 Grainger Hall 975 University
Avenue Madison, WI 53706-1323

Phone: (608) 263-6299 Fax:
(608) 265-6041
jsawyer@bus.wisc.edu

-----Original Message-----From: Greg Hyer [mailto:grhyer@wisc.edu] Sent: Wednesday, November 02, 2011 5:58 PM To: familykeegan@tds.net; cbrasel033@gmail.com; thejuliusfamily@hotmail.com; acoastrchum@hotmail.com; waunakee.brandon@gmail.com ; Sawyer, Jeffrey; lancehallmd@yahoo.com Cc: Subject: URP 2 Expansion on Vetter Property -- City Committee Actions and Monday Meeting

All

Attached are the minutes from the City of Madison Long Range Transportation Commission (LRTC). Their recommendations will be heard by the Plan Commission this Monday November 7th at 5:30 in the City County Building, Room 201. The Plan Commission will make recommendations to the Council.

LRTC recommends several additional auto, pedestrian and bike connections to the neighborhood -- including a future road through the existing park at end of Greenside Circle. University Research Park indicated to the Committee that we were trying to minimize the number of connections to the neighborhood and we felt the neighborhood would prefer fewer connections. Committee members indicated that their planning principles should supersede neighborhood concerns. Three LRTC members are on the Plan Commission.

It would be helpful if you could let your alder and Plan Commission member know how you feel about LRTC recommendations.

Greg Hyer University Research Park